



Lincoln County Missouri

Land for Sale at Auction - Peek Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Pebble Creek Drive
Elsberry, MO 63343

ACRES: 101.03±

COUNTY: Lincoln

AUCTION DETAILS:

Preview Day Saturday, March 8th 11AM to Noon.

3% Commission to Buyer's Agent!

This 101.03± acre property offered in 2 tracts is located in Lincoln County near Elsberry. The Farm Service Agency figures there to be 79.16 acres of productive cropland. The soils consist mostly of Keswick & Haymond silt loam boasting an annual cash rent of \$10,000 in recent years. The farm sells free and clear a tenant for the 2025 crop season. The Upper Sandy Creek flows along the western / southern boundary. The property offers a variety of uses for farming, recreation, hunting and great build sites for your future home. Multiple access points: Tract 1 is accessed by Pebble Creek Dr. and Tract 2 is accessed by Chillcut Ln. Elsberry Schools. No restrictions.

Tract 1: 47.54± mostly tillable acres with a great build site and electric at Pebble Creek Dr. The Farm Service Agency figures 38.14 acres of productive cropland. Upper Sandy Creek flows along the wooded edges on the southern boundary. Hunting & Recreation. No restrictions.

Tract 2: 53.49± mostly tillable acres with a great build site. This tract is accessed by Chillcut Ln. The Farm Service Agency figures 41.02 acres of productive cropland. Upper Sandy Creek flows along the western boundary. Hunting & Recreation. No Restrictions.



PRESENTED BY:

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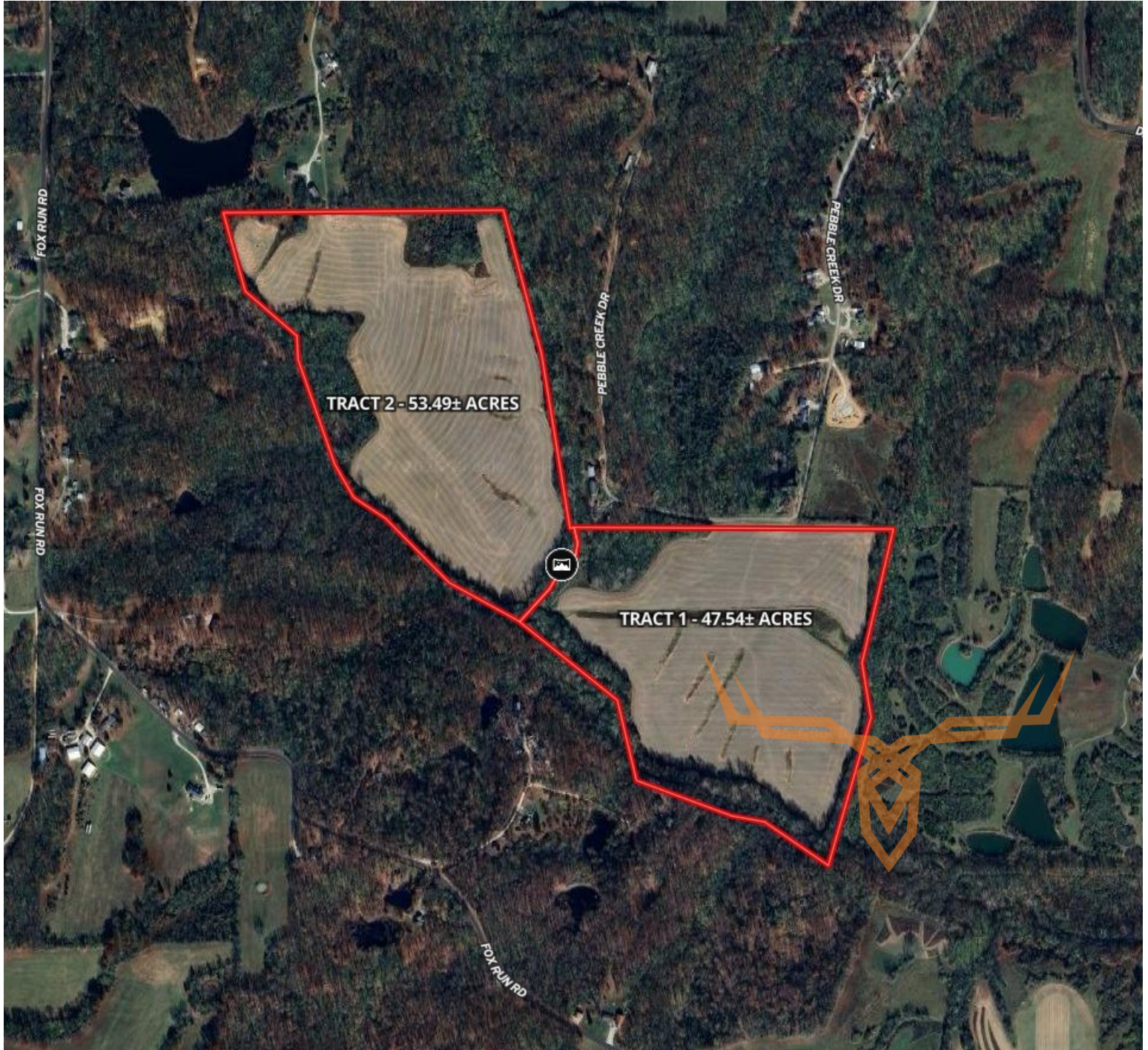


T R O P H Y
PROPERTIES AND AUCTION
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.