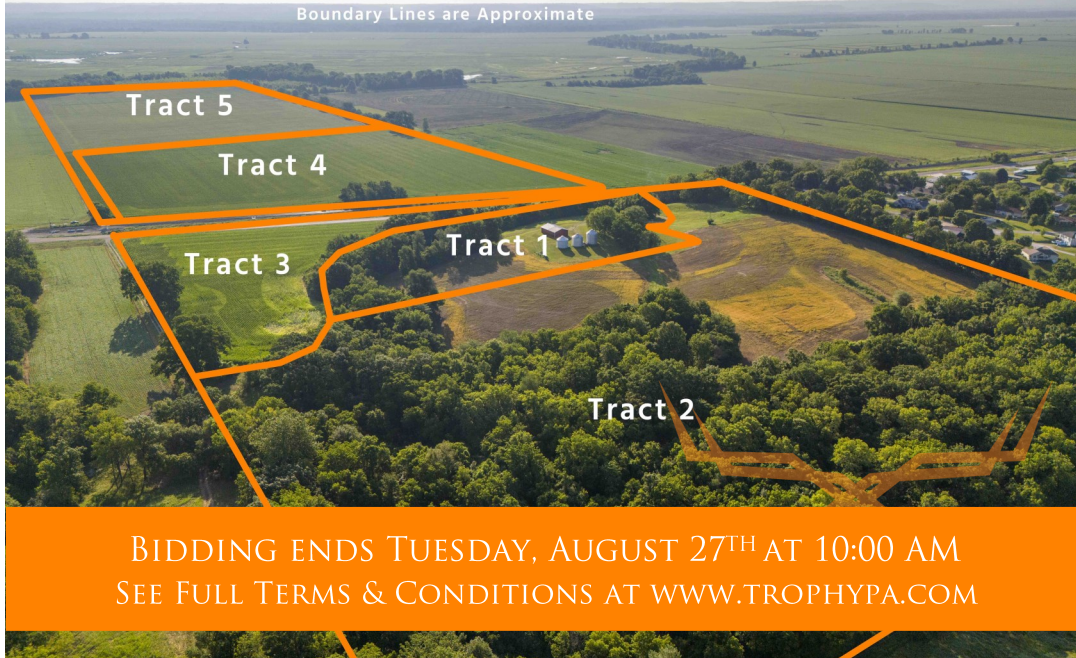




# Lincoln County Missouri Land for Sale at iAuction - Lilley Heritage Farm

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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**PROPERTY ADDRESS:**  
3503 N Highway 79  
Elsberry, MO 63343

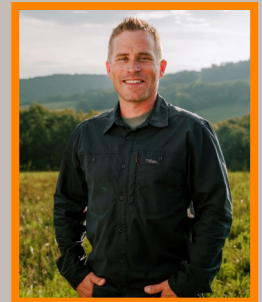
**ACRES:** 171  
**COUNTY:** Lincoln

## AUCTION DETAILS:

The Lilley Heritage Farm has been in the Lilley family since 1930 and is now being offered to the public in 5 tracts. These 170.95 flat to gently rolling surveyed acres are located 1 mile north of Elsberry on highway 79 and represent some of the finest soils in Lincoln County, MO. Along with these highly productive acres are excellent hunting, recreation, homesites, and the Lilley family home and improvements. The Lilley farm is only 28 miles north of O'Fallon and under an hour from St. Charles. This truly is the chance of a lifetime!

**Tract 1:** 8.95 gently rolling acres with a 2bd, 2ba ranch style home with a great view overlooking the river bottom. The home features two living rooms, formal dining, and breakfast nook. Per the county tax records the house was built in 2006 and is approximately 2,137 sq ft. The Lilley home is partial brick and vinyl siding with a full walkout basement, 2 car garage, deep well, and septic. Other improvements on this tract include a 36'x54' (approx.) machine shed with concrete floor, electric and water hydrant (outside), 3 grain bins with concrete floors and fans. The Lilley home is serviced by Cuivre River Electric and the machine sheds and grain bins are serviced by Ameren Electric. Access off highway 79 with shared roadway agreement with tract 2.

**Tract 2:** 31.78 flat to gently rolling acres with approximately 10 acres of farmland. Soils consist mostly of Menfro silt loam 5 to 9 slope and 9 to 14 slope. Mature hardwoods make up the balance of the land offering hunting and recreation. This tract also offers a prime building spot overlooking the Mississippi River bottom to the east. Access off highway 79 with shared roadway agreement with tract 1.



## PRESENTED BY:

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**Tract 3:** 9.55 highly productive acres consisting mostly of Haymond silt loam 0 to 2 and Dockery silty clay loam 0 to 2. This tract is nearly 100% tillable. Access off highway 79.

**Tract 4:** 44.36 highly productive acres consisting mostly of Carlow silty clay loam 0 to 2, Dupo silt loam 0 to 2, and Dockery silty clay loam 0 to 2. This tract is nearly 100% tillable. Access off highway 79.

**Tract 5:** 76.31 highly productive acres consisting mostly of Portage clay 0 to 2 and Dupo silt loam 0 to 2. This tract is nearly 100% tillable and has potential for waterfowl development and opportunities to harvest mature whitetails. Access off highway 79 via 30' flag lot.



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.

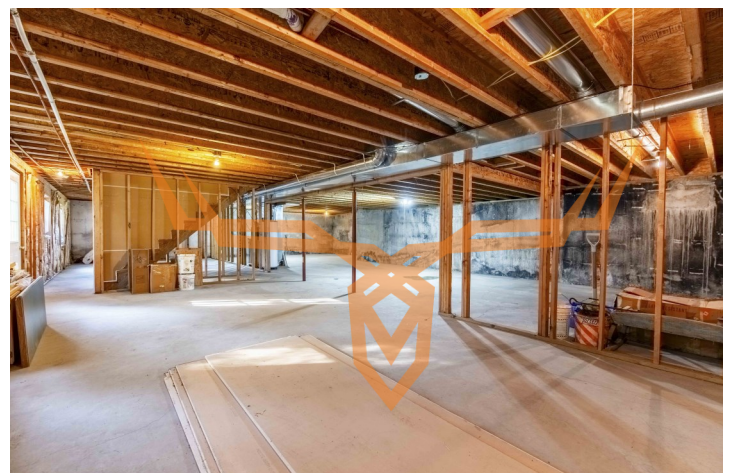




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