



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

300 Acres of Affordable Land for Sale: Perfect for the Outdoor Enthusiast—Iron County

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Hwy O
Bellevue, MO 63623

PRICE: \$439,400

ACRES: 300±

COUNTY: Iron

PROPERTY HIGHLIGHTS:

- 300 acres
- Amazing views
- Multiple creeks
- Trail system in place
- Great hunting (deer, hogs, turkey, var-mints)
- ATV/SXS/Jeep riding opportunities
- Abundance of blackberries
- Close to amenities

PROPERTY DESCRIPTION:

Finding 300 acres at an affordable price is rare these days, and this property has so much to offer to any outdoor enthusiast! Whether you're an avid hunter, enjoy soaking in stunning views, love riding quads, SXSs, or Jeeps, searching for an off-grid getaway, or simply can't resist fresh blackberries this property has something for you!

Accessed by a gravel easement drive, the first thing you'll notice is the incredible views stretching across the landscape. With multiple high points scattered throughout, you'll have plenty of opportunities to take in the breathtaking scenery. You'll quickly feel a sense of seclusion and serenity, even though you're not far from the conveniences we all appreciate.

When it comes to hunting, this property will not disappoint. You'll find many opportunities to hunt deer, turkey, hogs, bear, and varmints and if that's not enough, elk bugles have even been heard for a potential neat encounter. The property was logged several years ago, creating an ideal habitat that draws wildlife in and provides a safe haven for them to thrive. Additionally, a history of multiple mature bucks harvested on this property proves the habitat is drawing them in.



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If trail riding is your passion, you're in for a treat! The many logging roads crisscrossing the property, combined with the rugged and diverse topography of Iron County, create an exciting and challenging riding experience. Whether you're exploring on wheels or foot, this property offers adventure at every turn.

With some trail maintenance and occasional prescribed burns, this land will remain easily accessible and enjoyable for years to come. An added bonus for blackberry fans, there is an overabundance of them for your many recipes! Considering the affordability, the generous acreage, and the countless recreational opportunities, this property is a rare gem that's ready for a new owner.



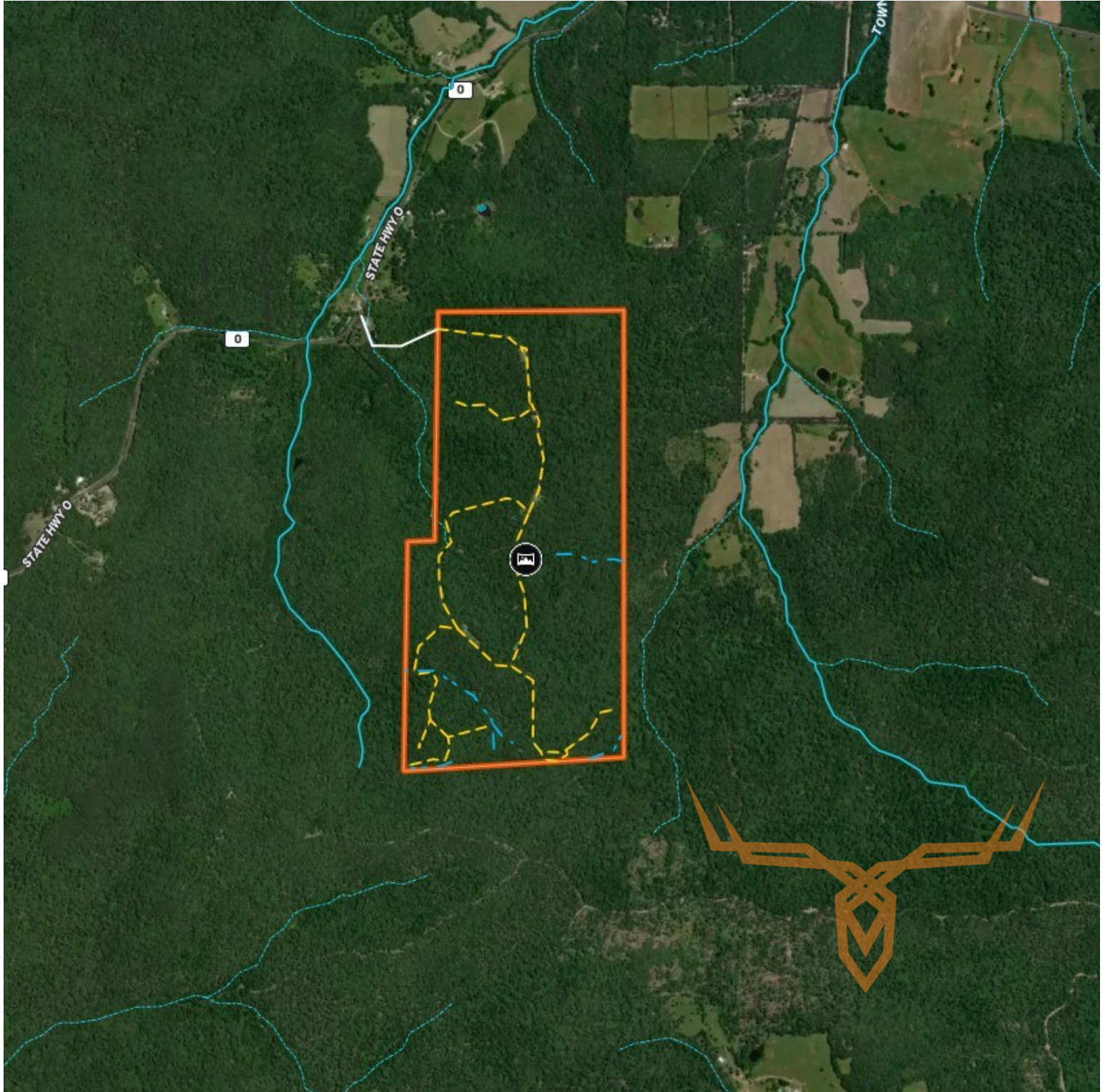
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