

39.77 Surveyed Acres Northern Lincoln County Missouri Hunting Property for Sale

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PROPERTY ADDRESS:

00 Hwy NN
Elsberry, MO 63344

PRICE: \$509,500

ACRES: 39.77

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- Excellent location surrounded by large tracts
- Beautiful possible build sites with electric at the road
- Great Deer and Turkey hunting
- Two all year springs and wet weather creek
- Approx. 60% wooded and 40% open
- Multiple fields for potential food-plots
- Carport with 2 tractors included belly mower, disc and grader blade
- One box blind in place ready to hunt
- Brushy edges and fields provide additional cover for wildlife
- No CRP
- No Restrictions

PROPERTY DESCRIPTION:

This stunning 39.77 acre parcel is nestled in the serene beauty of Northern Lincoln County, Missouri just a short drive from Elsberry. A true gem surrounded by large tracts boasting a blend of natural features to cater to your outdoor desires. Encompassing 60% woodlands and 40% open terrain, this land offers endless possibilities. Multiple potential food-plot opportunities, a rock-bottom wet weather creek, two all year springs, timbered ridge, brushy edges/fields and multiple build sites. Great deer and turkey hunting with a box blind is in place ready to hunt! The property also includes a carport with two tractors: F3000 diesel w/ blade & land pride disc and a IH Cub w/ 5' mower. Everything you need for mowing or food-plots. No CRP, No restrictions. The property is surveyed. Located on blacktop road 35 minutes north of Wentzville. Don't miss this chance to make this exceptional property your own.



PRESENTED BY:

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

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals