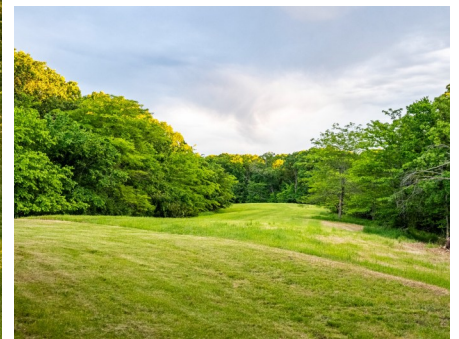




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

43-Acre Woodland Oasis Ideal for Hunting or Dream Home For Sale—Lincoln County

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



PROPERTY ADDRESS:

1144 Tickridge Road
Elsberry, MO 63343

PRICE: \$580,500

ACRES: 43

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- 43 surveyed acres in N. Lincoln County
- Located on dead-end private road
- Good hunting tract w/ build site
- Mostly wooded w/ balance in food plots
- Shed for storing equipment
- Electric available
- Area known to produce some big bucks
- Good turkey population
- Established trail system
- 19 miles from Troy/51 from Chesterfield
- Some Deed Restrictions

PROPERTY DESCRIPTION: Discover the ideal hunting property in Northern Lincoln County! This stunning 43-acre tract offers the perfect blend of seclusion and accessibility, nestled at the end of a private dead-end drive. With various potential building sites, this property ensures both privacy and ample opportunity for development. Primarily wooded, the land features well-maintained food plots that attract wildlife, making it a prime location for hunters. Electricity is readily available, and a spacious shed with open walls is included, providing excellent storage for equipment and tools. In a region renowned for producing trophy deer and plentiful turkeys, large neighboring tracts surround this property, further enhancing its appeal. An established trail system allows for easy access throughout the property, making exploration and hunting expeditions both convenient and enjoyable. Tracts of this size in this desirable area don't stay on the market for long, so don't miss your chance! Please note the following deed restrictions: no mobile homes, no modular buildings, no junkyards, no animal feeding operations (AFO), no commercial feedlots, no hog farming, and no ATV parks.



PRESENTED BY:

JOE OGDEN

Land Specialist

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P: (855) 573-5263 x707

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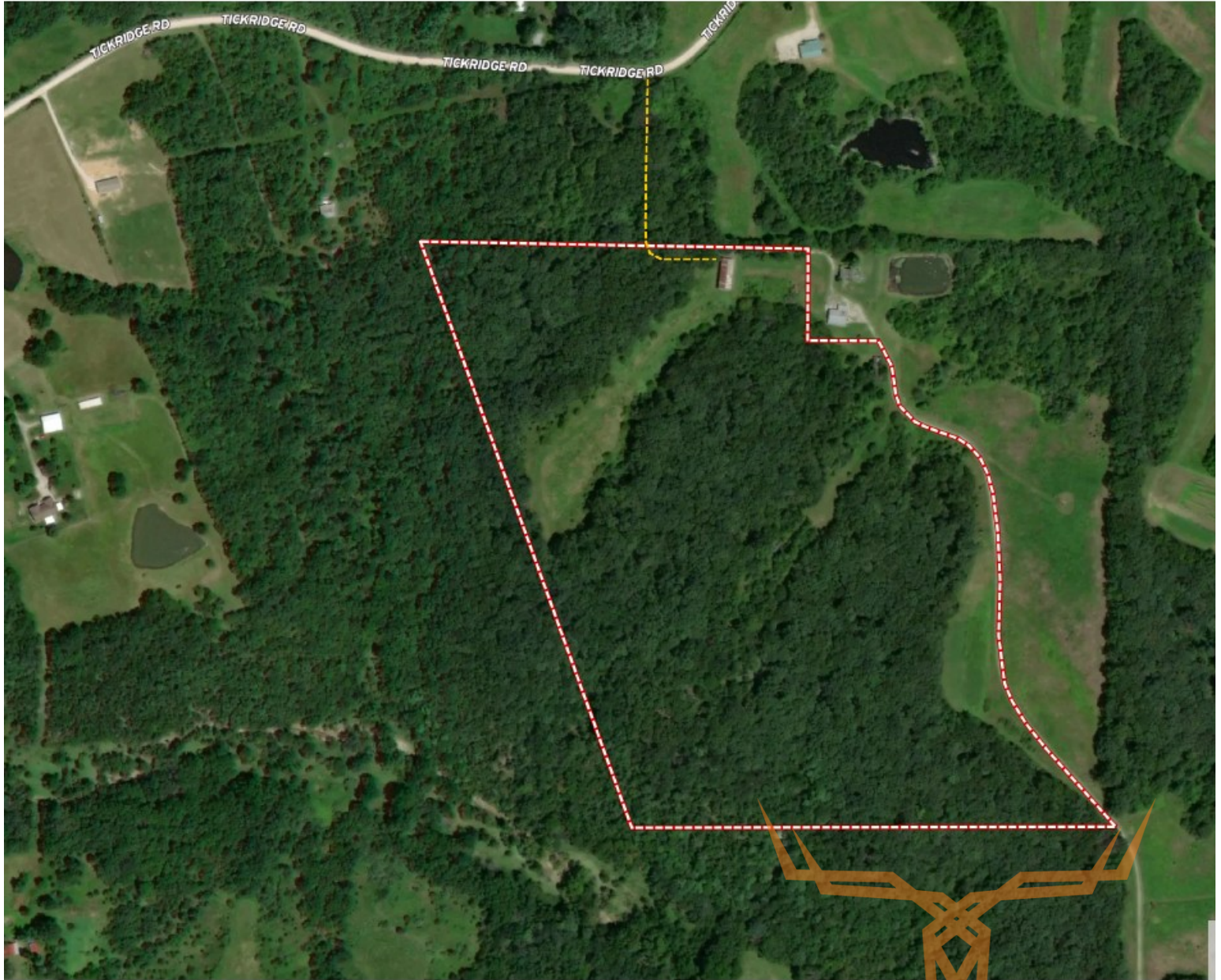


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Lincoln 43
Missouri, AC +/-



--- Road / Trail □ Boundary

Joe Ogden

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