

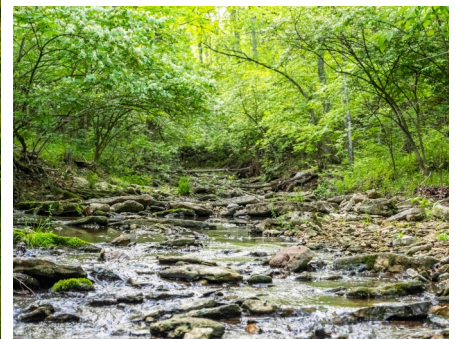


T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

57± Acres of Hunting, Fishing, and Outdoor Adventure for Sale — Lincoln County

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

NEW PRICE!



PROPERTY ADDRESS:

920 Deer Run Road
Elsberry, MO 63343

PRICE: \$749,900

ACRES: 57±

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- 57+/- Acres on Deer Run Road
- Open Ground & Timber
- Deer & Turkey Hunting
- 30'x30' Shed w/200 Amp Electric
- New Deep Well Hydrant
- 2-Acre Lake Stocked w/Bluegill, Bass, Catfish
- 14' Jon Boat w/Trolling Motor
- Conveys
- 2019 Grey Wolf Camper
- (2) Cub Cadet Riding Lawn Mowers Convey
- Trail System in Timber
- Wet Weather Creek
- Less than 50 Miles from Wentzville & O'Fallon

PROPERTY DESCRIPTION:

This well-maintained recreational paradise is located in Lincoln County and boasts many features! The 57+/- acres offer a great mix of open land and timber, making it an excellent hunting opportunity for deer and turkey, as this area is well known for its big deer. This tract lies along a blacktop road with a nice rock driveway leading to a newly built (2020) 30'x30' shed featuring 12' overhead doors, concrete floors, a dryer, a cooking stove, and 200 amp electric service. The views are fantastic, providing plenty of space to possibly build your future home or cabin, overlooking the 2-acre stocked lake. The sale also includes a 2019 Grey Wolf camper, with a 3-bed/1-bath setup, next to the shed for immediate use. Also included in the sale are two Cub Cadet riding lawn mowers and a 14' Jon Boat, with a trolling motor. The electric service offers an additional 200 amp capacity for a future home.



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A deep well, equipped with a hydrant, is located outside the shed. A well-maintained trail system has been installed in the timber to access the wet weather creek. The open land has excellent potential for conversion to pasture, crops, or food plots. This property is maintained like a golf course and is ready for a new owner to begin enjoying it immediately! This listing offers many opportunities to possibly build your future home in a gorgeous setting in Lincoln County, with no restrictions, and located in the Elsberry School District.



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