

# Income Producing Recreational Ground for Sale in Lincoln County, MO

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## PROPERTY ADDRESS:

00 Hwy J  
 Troy, MO 63379

**PRICE:** \$345,800

**ACRES:** 91

**COUNTY:** Lincoln

## PROPERTY DESCRIPTION:

Hunting, fishing, and tillable land for sale all less than 40 minutes from Chesterfield Missouri or 5 minutes south of Troy Missouri. This 91 +/- acre tract for sale has 48 +/- acres of tillable land producing \$4,800 annual income. It also has 41 +/- acres of timber that holds abundant deer and turkey populations.

The confluence of Coon Creek and Big Creek is on this property providing year round water for the wildlife and opportunity to fish and play in the creeks.

## PROPERTY HIGHLIGHTS:

- 91 +/- acres
- 48 +/- acres tillable ground producing \$4,800/yr income
- 41 +/- acres timber
- Year round live water with confluence of 2 creeks; Big Creek & Coon Creek
- Blacktop road frontage
- Abundant deer & turkey population
- 4 miles south of Troy, MO
- 5 miles off of Hwy 61
- 35 minutes from Chesterfield, MO



**PRESENTED BY:**

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PROPERTIES AND AUCTION  
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**TAXES:** \$325

**TAX YEAR:** 2016

**TILLABLE:** 48 Acres

**TIMBERED:** 41 Acres

**PASTURED:** 0 Acres

