



Missouri Land for Sale at iAuction - Lincoln County

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BIDDING ENDS Wednesday, April 24th at 10:00AM
BID NOW at www.Trophypa.com

PROPERTY ADDRESS:

1138 Fox Run Rd.
Elsberry, MO 63343

ACRES: 170 +/- acres

COUNTY: Lincoln

OPEN HOUSE - Saturday, April 13th 9:00-11:00 AM

PROPERTY DESCRIPTION:

These 170+/- acres are improved with a custom built 4-bedroom, 3 bath, two-story residence; comprised of 1,500 sq. ft. of beautifully appointed living space connected to a 900 sq. ft. covered deck overlooking the property. The first-floor space includes a heated and cooled 3,000 sq. ft. services area with laundry, restroom, and service bay. In addition, the property has a 3,000 sq. ft. three bay pole barn with balcony storage. All improvements have been completed since 2012. The main building is served with a geothermal energy efficient system, as well as a full security system. The HVAC and security system can both be managed remotely. In addition, there are 2 well-stocked fishing lakes with docks, highly productive cropland and a cell tower lease generating \$9,900.00 per year. Seller: The Committee, LLC

Tract 1: 30+/- acres with 4bd, 3ba 1,500 sq. ft. of living space with 3,000 sq. ft. service area and 3,000 sq. ft. machine shed with 2 great fishing lakes. Fantastic for year round living or weekend Retreat!

Tract 2: 85+/- acres of gently rolling highly productive cropland. Great investment opportunity!

Tract 3: 55+/- acres of gently rolling to rolling wooded land with some pasture and cropland. Excellent deer and turkey hunting! Great new home site with scenic views!

Tract 4: .5+/- acre with cell tower lease generating \$9,900 per year. Great investment opportunity! Cell tower lease digest available upon request.

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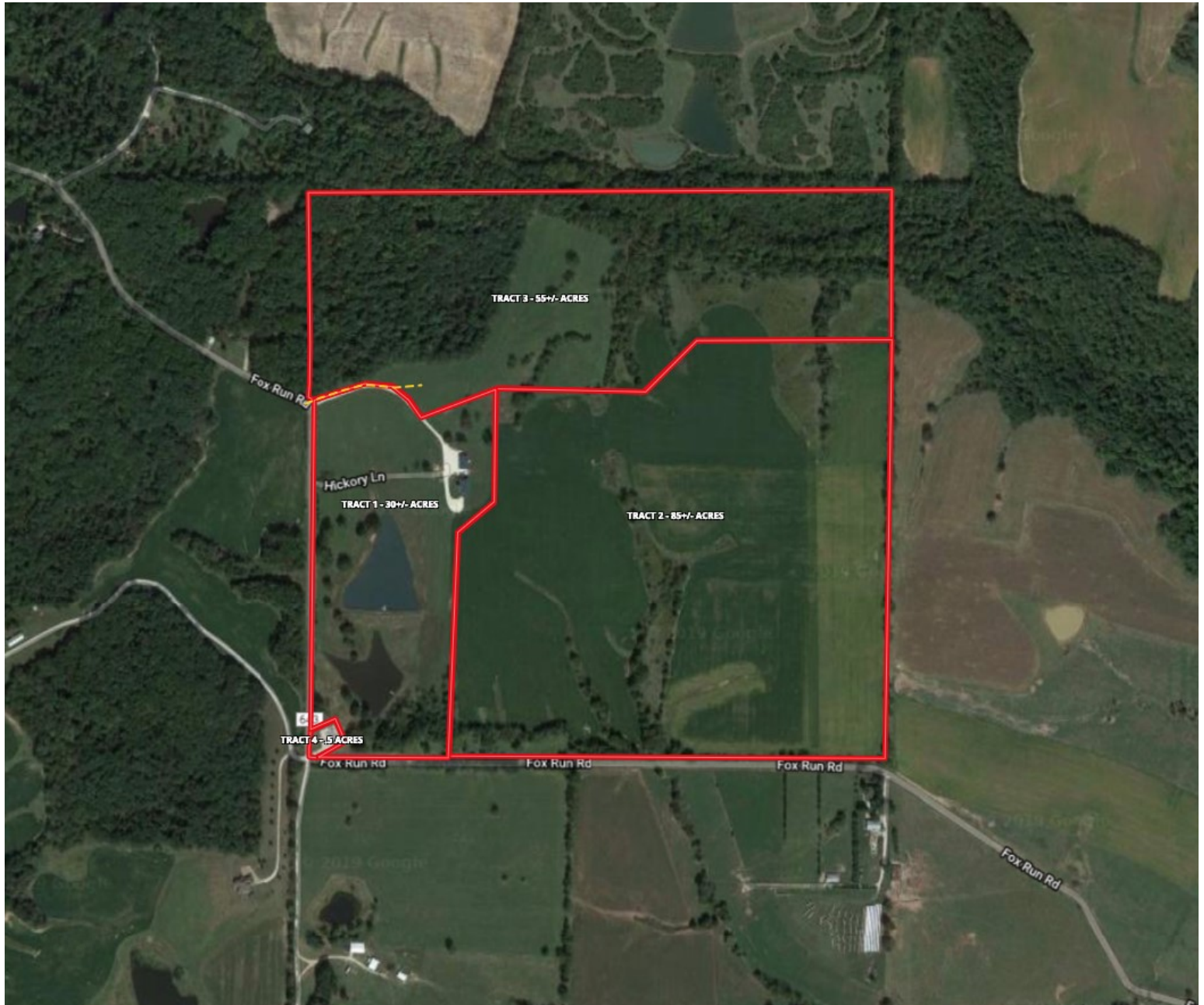
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There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".