

Lincoln County Missouri Land iAuction - Bauer Farm

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PROPERTY ADDRESS:

00 Hwy E
 Silex, MO 63377

ACRES: 145
COUNTY: Lincoln

PROPERTY DESCRIPTION:

After careful thought and due to several factors including not living in the area, the family has decided to sell our acres that have been in our family since the 1960's at an internet-only auction. *Seller: Greg Bauer*

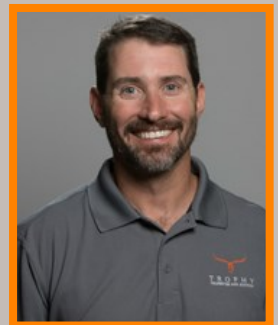
Open House Saturday, February 26th 9AM to 10AM.

These 145± acres in Lincoln County, MO are conveniently located on the west edge of the city limits of Silex, 14 miles north of Troy, and 49 miles north of the Chesterfield Valley. The Farm Service Agency figures show 109 acres of productive cropland with the balance in woods and Cuivre River North Fork. The soil types consist mostly of Haymond silt loam and Moniteau silt loam which are both highly productive bottom land soils. The land also offers tremendous recreation opportunities along the river such as fishing, swimming, kayaking, and skipping rocks to name a few and throw in the hunting possibilities this farm has most all the key features you could want. Income, easy access, great location, recreation, and hunting.

Tract 1: 74± acres accessed by highway E with approximately 62 acres of productive cropland with the balance in the Cuivre River North Fork. Great income potential and an ideal tract to add to a farmland portfolio.

Tract 2: 44± acres accessed by highway E with approximately 33 acres of productive cropland with the balance in the Cuivre River North Fork. Nice new homesite. Great income potential and an ideal tract to add to a farmland portfolio.

Tract 3: 27± acres accessed by an ingress/egress easement that extends northwest from highway E. This tract of land has approximately 14 acres of cropland with the balance in woods and water. Great recreation and hunting tract.



PRESENTED BY:

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