

170 +/- Acre Income Producing Recreational Property for Sale - Dekalb County, Missouri

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 NE Hebron Road
 Maysville, MO 64469

PRICE: \$546,000

ACRES: 170

COUNTY: Dekalb

PROPERTY DESCRIPTION:

170 +/- acres of income-producing recreational property available for sale in DeKalb County Missouri. 120 +/- acres of tillable and 50 +/- acres of timber and draws provide an exceptional year-round recreational opportunity that pays. There was a tremendous amount of deer and turkey sign along the field edges and in the timber. Multiple locations for food plots including a one acre opening in a dense cedar thicket used heavily as a bedding area.

This tract has two gorgeous potential building sites with easy access of the gravel road. There are already three ponds on the property with the potential for a 3.5 or 13 acre lake with minimal dirt work. If you are looking to invest in a recreational tract that pays while you play or looking to build your dream home on an income-producing farm, give us a call.

PROPERTY HIGHLIGHTS:

- 120 +/- acres tillable ground
- 50 +/- acres timber
- Possible income producing ground
- Multiple food plot locations
- Excellent building sites
- 3 ponds with possible sites for a 3.5 or 13 acre lake
- Deer & turkey hunting opportunities



PRESENTED BY:

JIM REBER

Land Specialist

M: 515.238.9925

P: 855.573.5263 x711

jreber@trophyapa.com

Trophy Properties and Auction
 15480 Clayton Road
 Suite 101
 Ballwin, MO 63011
 www.Trophyapa.com
 leads@trophyapa.com

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TAXES: \$768

TAX YEAR: 2015

TILLABLE: 100 Acres

TIMBERED: 50 Acres

PASTURED: 20 Acres