

# Secluded CRP Recreational Property with Cabin for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com



## PROPERTY ADDRESS:

34 Elgin Cannon Road  
Silex, MO 63377

**PRICE:** \$690,000

**ACRES:** 184

**COUNTY:** Lincoln

## PROPERTY DESCRIPTION:

Tucked away in the rolling hills of Northern Lincoln County lies this 184 +/- acre exceptional hunting tract. With mature hardwoods, 55 acres +/- of CRP, 3 small ponds and abundant food for wildlife, this property is a sportsman's dream.

A winding driveway takes you into the heart of the property where you will find a 1,200 sq. ft. cabin with a 12 x 12 screened in porch and 50 x 12 shop (with concrete floor). This building has a full kitchen, 2 bedrooms and 1 full bathroom. It has electric heat, 2 wall units for cooling and a deep water well.

The property is 11.5 miles off HWY 61 and has access from two county maintained roads which provides great access to a truly secluded property. Tractor and equipment will convey with sale.

## PROPERTY HIGHLIGHTS:

- 55 +/- acres CRP
- 140 +/- acres timber
- Deer & turkey hunting
- 1,200 sf 2BD/1BA cabin
- 50x12 shop area
- Some fencing
- 3 small ponds
- Deep water well and septic system
- County road access
- Tractor and equipment conveyed with sale.

## PRESENTED BY:



**Joe Ogden**

**Land Specialist - MO**

M: 636.358.3567

P: 855.573.5263 x707

jogden@trophypa.com

**Michael Wardlaw**

**Land Specialist - MO**

M: 314.914.0840

P: 855.573.5263 x709

mwardlaw@trophypa.com

United Country Trophy Properties and Auction  
15480 Clayton Road Suite 101  
Ballwin, MO 63011  
www.uctpa.com  
leads@trophypa.com



# Secluded CRP Recreational Property with Cabin for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com



**TAXES:** \$713  
**TAX YEAR:** 2015

**TILLABLE:** 55 Acres  
**TIMBERED:** 140Acres  
**PASTURED:** 0 Acres  
**CRP:** 52 Acres; \$6,188 annual income