

Lincoln County Home or Weekend Getaway with Acreage for Sale



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



Additional property is available for purchase - contact listing agent for info.



PROPERTY ADDRESS:

56 Harrell Road
Troy, MO 63379

PRICE: \$265,000

ACRES: 51

COUNTY: Lincoln

PROPERTY DESCRIPTION:

This property would make a great place to live or a weekend getaway. With this property being located just outside of Troy, MO near Cuivre River State Park, it has quick access to the conveniences of Troy, the beauty of a State Park, and its own privacy of 51 acres.

The property could be developed into more home sites or used to just enjoy all the seclusion and beauty that it has to offer. This farm also has the three ingredients to hold a lot of deer and turkeys for good hunting; food, water, and cover. Additional 24 acres are available for purchase.

PROPERTY HIGHLIGHTS:

- 51 +/- acres
- Very close to Cuivre River State Park
- Blacktop road frontage
- 2,300 sq. ft. manufactured home with 4 bed/3 bath
- Detached garage
- 30x50 shed
- Orchard with 85 organic, disease resistant apple trees (5 varieties)
- Live creek
- 32 +/- acres tillable ground
- 16 +/- acres timber
- Deer & turkey hunting opportunities



PRESENTED BY:

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TAXES: Contact Agent for info

TAX YEAR: 2015

TILLABLE: 32 Acres

TIMBERED: 16 Acres

PASTURED: 0 Acres