TROPHY
PROPERTIES AND AUCTION
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United Country Real Estate

www.TrophyPA.com • 855.573.5263 • leads@trophypa.com

PROPERTY ADDRESS:
345 Miller Lane
Eolia, MO 63344

PRICE: $ 348,750
ACRES: 77.5
COUNTY: Lincoln

PROPERTY DESCRIPTION:

At the end of Miller Lane lies 77.5 surveyed acres in Lincoln County, MO. This property borders a large tract of land that is being intensely managed for QDMA. Look at the pictures of the winter turkey flock on this land! The Listing Agent has first-hand knowledge of this property, and it is excellent hunting that will only get better due to the joint efforts with the neighbors.

There are 4 ponds on the property. The largest could be expanded in to a lake as large as 7 acres, according to the plan submitted from a local excavating firm. There are 13 m/l acres that were planted in milo this year. As you go west on the property there are two separate bluff top views overlooking the Cuivre River. There are mature white oaks throughout the property, and several young white oaks that were planted a few years ago and are now doing very well. There is also electric and a well on the property.

PRESENTED BY:

PHIL BROWN

Broker/Partner

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PROPERTY HIGHLIGHTS:

- 77.5 surveyed acres
- Electric on property
- Water on property via well
- 4 ponds
- Excellent hunting
- 3.68 acres tillable planted for 2018 paying $75 per acre
- Excellent home site
- Site for up to 7 acre lake
- Bluff top views overlooking the Cuivre River

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: $102
TAX YEAR: 2017

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