



237.57 Acre “Benelli Duck Club” for Sale

Lincoln County, Missouri

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



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



PROPERTY ADDRESS:

00 Falstaff Road
Foley, MO 63347

PRICE: \$1,306,635

ACRES: 237.57

COUNTY: Lincoln

PROPERTY DESCRIPTION:

This 237.57 surveyed acres of hunting land for sale is a rare opportunity to purchase a property with duck, goose, and deer hunting. It is only 20 minutes north of O'Fallon MO just off Hwy 79.

With all woods or water, this is the perfect setup for a combo hunting farm. This property has good early season duck hunting and great late season waterfowl hunting when it gets cold. With the bottom of Kings Lake being hard to freeze because of current and electric run to prime hunting spots for ice eaters this place turns on in the cold. If it's not water on this property it is wooded for hunting those giant Mississippi River bottom bucks.

PROPERTY HIGHLIGHTS:

- 237.57 surveyed acres
- 1.12 miles East of Foley MO and Hwy 79
- Only 20 Miles north of Hwy 70 in O'Fallon
- Duck, goose and deer hunting
- Three electric stations to run power for ice eaters at prime hunting locations
- Access to Kings Lake and low water crossing to get across Kings Lake
- 2 established duck blinds
- Property has an existing DU easement.
- Low water crossing to get across Kings Lake
- Newer well and pump to control water level
- 3 water control structures
- Recent levy and clearing for great access to entire property
- You can put a WRP/WRE easement on the property.



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

M: (636) 751-4579

P: (855) 573-5263 x701

jcleland@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

leads@trophy.com



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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: \$586

TAX YEAR: 2017

