



Turn-Key Waterfowl/Duck Hunting Property for Sale in Lincoln County Missouri

Trophy Properties and Auction • (855) 573-5263 • leads@trophyha.com



PROPERTY ADDRESS:

113 Cross Road
Elsberry, MO 63343

PRICE: \$1,224,000

ACRES: 150

COUNTY: Lincoln

PROPERTY DESCRIPTION:

Located just north of Elsberry, MO a 1/4 mile from BK Leach and just south of Clarence Cannon Wildlife Refuge you will find this 150 +/- acres tract. It features five pit blinds, a well and over 1,200 feet of pipe with a timer to control water levels allowing hunters to have open water even on the coldest of mornings. You will also find a heated and insulated metal building to store gear and get out of the elements.

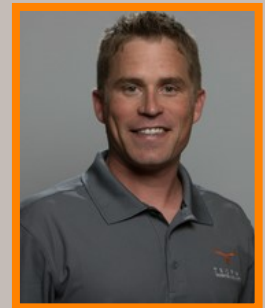
The property has 143 tillable acres that produce income during growing seasons and can be flooded during waterfowl season. The farm is outfitted with a 3-year-old pivot irrigation system and a 4-year-old pump.

You cannot beat the location. You can be on site in just 50 minutes from Manchester and I-270 in St. Louis.

PROPERTY HIGHLIGHTS:

- 150 +/- acres total
- 143 +/- acres potential tillable
- Duck hunting
- Metal building
- South of Clarence Cannon Wildlife Refuge
- 1/4 Mile North of BK Leach Conservation Area
- Well with 1,200 ft. of pipe
- 5 in-ground pit blinds
- Pivot Irrigation system
- 50 Minutes from Manchester & I-270
- County road access

PRESENTED BY:



JOE OGDEN

Land Specialist - MO

M: 636.358.3567

P: 855.573.5263 x707

jogden@trophyha.com

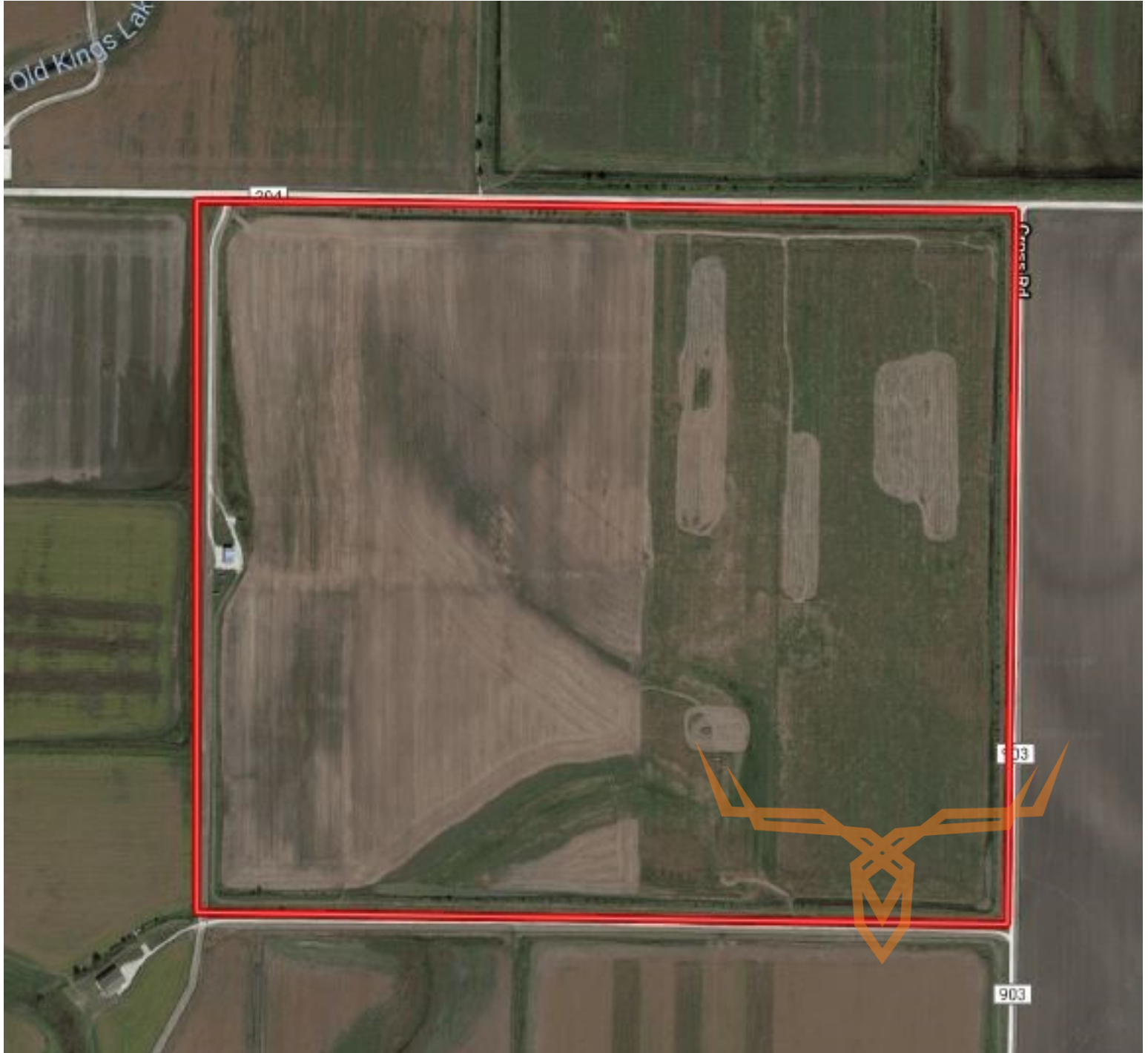
Trophy Properties and Auction
15480 Clayton Road Suite 101
Ballwin, MO 63011
www.trophyha.com
leads@trophyha.com



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

Turn-Key Waterfowl/Duck Hunting Property for Sale in Lincoln County Missouri

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com



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: \$303

TAX YEAR: 2017