



100 +/- Acre Northeast Missouri Hunting Farm for Sale - Lewis County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 225th Street
Labelle, MO 63447

PRICE: \$295,000

ACRES: 100

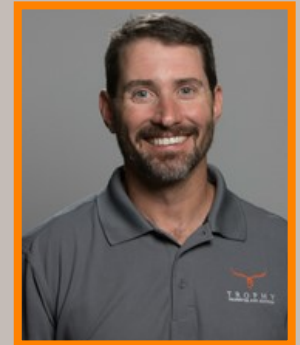
COUNTY: Lewis

PROPERTY HIGHLIGHTS:

- 100 +/- acres
- Excellent hunting opportunities
- Heavily wooded
- Multiple watering sites
- 28 acres of hay income
- Secluded yet accessible
- 50 minutes for Kirksville
- 2.5 hours from St Louis
- 40 minutes from Quincy IL
- 1 hour from Hannibal MO

PROPERTY DESCRIPTION:

Located in the NE part of Missouri in big deer country, you will find this 100 acre property ready and waiting for years of fun. The property consists of heavy oak, walnut, hickory & cedar trees which offer a vast amount of cover for all wildlife. The southern portion is particularly thick with cedar and has trail systems winding through the property looking like livestock trails. I saw multiple deer while touring the property and could only imagine the traffic while hunting on a crisp morning during the rut. This place is surrounded on several sides with row crop that would allow for wildlife to feed into the fields at night and roam back into the cover of this property before daylight leaving them protected. The amount of crop fields surrounding this place will certainly allow for the deer to pack on the pounds and the antler growth. It currently has 28 acres in hay production with the potential to put several acres in row crop or dynamite food plots. The seclusion of these fields would be key to a QMD practice and a successful hunt. With multiple stand opportunities this property offers hunting on all wind directions. The property is booming with an abundant population of wildlife and is ready to go for any outdoorsman.



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

M: (636) 751-4579

P: (855) 573-5263 x701

jcleveland@trophyapa.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.Trophyapa.com
leads@trophyapa.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: \$133

TAX YEAR: 2018