



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

Perfect Missouri Recreational Tract for Homesite & Hunting for Sale

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Tickridge Road
Elsberry, MO 63343

PRICE: \$333,200

ACRES: 56

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- 56 +/- acres
- Located in Lincoln County, 30 min North of Wentzville, MO
- 22 +/- acres of open ground currently in CRP (expires Sept. 2020)
- CRP ground could convert to crops or pasture
- Hunting Opportunities with big-time food plot options
- Multiple Home Sites with electric at the county road
- Clopton School District

PROPERTY DESCRIPTION:

This 56 +/- acre property is located in Northern Lincoln County, East of Hwy 61 on Tickridge Rd. Rolling hills and excellent hunting are what this area is known for and tracts like this just simply don't come up often. The property offers a good balance of open ground and timber. The approximate 22 acres of open ground is currently enrolled in CRP which expires in September of 2020. This ground could be converted to crop or pasture and the food plot opportunities are wide open! The property lays out perfect to space out your food source offering multiple stand sites allowing this tract to hunt big. The property also offers home sites to build a weekend getaway or your permanent residence. (electric at the road) Give this one a look if you are in the market for a diverse Recreational Tract offering a place to Build and Hunt!!



PRESENTED BY:

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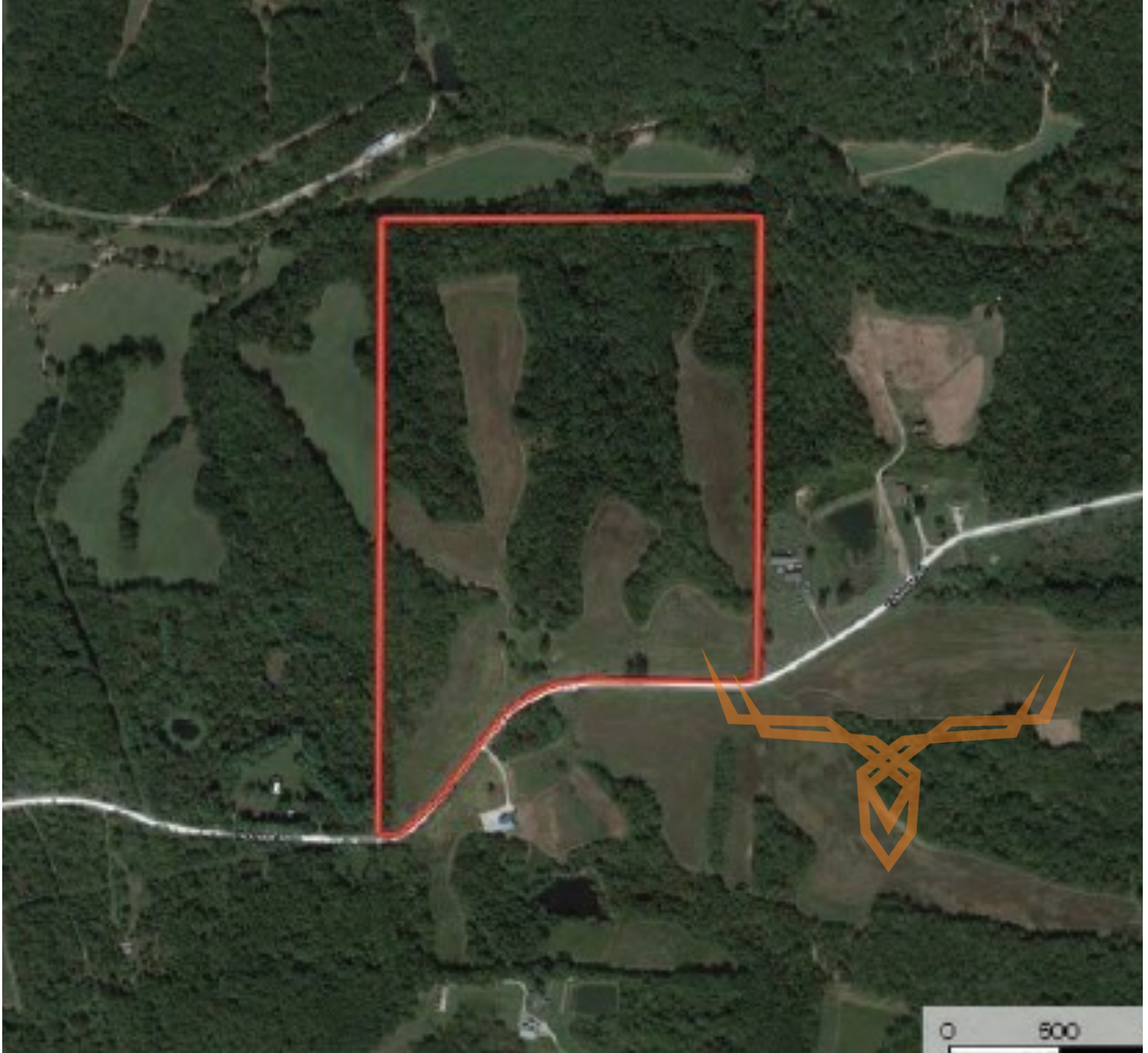
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals