



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

Top End Recreational Property with Hunting & Tillable for Sale - Lincoln County

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



PROPERTY ADDRESS:

00 Colbert Lane
Whiteside, MO 63387

PRICE: \$2,893,800

ACRES: 371

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- 204 ac. tillable rented @ \$150/Ac- \$30,600/yr
- Big timber on south side of farm
- Thick draws offering great cover and pinch points to hunt
- Multiple food plot areas
- High density of deer and turkey
- Nice creek meanders along north edge of big timber
- Multiple access points from the south
- Great combination farm
- Great deer and turkey hunting
- Zero visibility from the road of the property
- Potential Hunting lease to provide extra income
- Located only 2 miles from Hwy 61
- 30 mi. to Wentzville, 50 mi to Chesterfield

PROPERTY DESCRIPTION:

This farm fits exactly what most buyers that are looking for in a Recreational Property. HUNTING / IN-COME / LOCATION but this one even checks one more box that is very RARE for this zone. This prime combo farm is 371 acres of sprawling diverse habitat, it's not very common to have the opportunity to buy a property of this size in this area! Located near Whiteside, MO, this tract is only 2 miles from Hwy 61 in Northern Lincoln County. This well balanced combo property offers 204 acres of tillable currently planted to corn and wheat and is cash rented @ \$150 per acre or \$30,600 annually. In addition to all the food on this farm, it has incredible cover with rolling ridges and hills of this timbered ditches and hardwood timber to provide bedding areas and roosting sites for turkeys. A creek meanders through the property along the north side of big timber to provide year round water for wildlife. Multiple food plot areas to plant additional food to hunt the big bucks that this area is known for. The deer and turkey population on this farm is dense making it a hunter's paradise and the property is large enough to hunt multiple hunters without disturbing each other. Great possibility in invest in a farm with annual income that you can enjoy by hunting, camping, farming or just spending time outdoors with the family.



PRESENTED BY:

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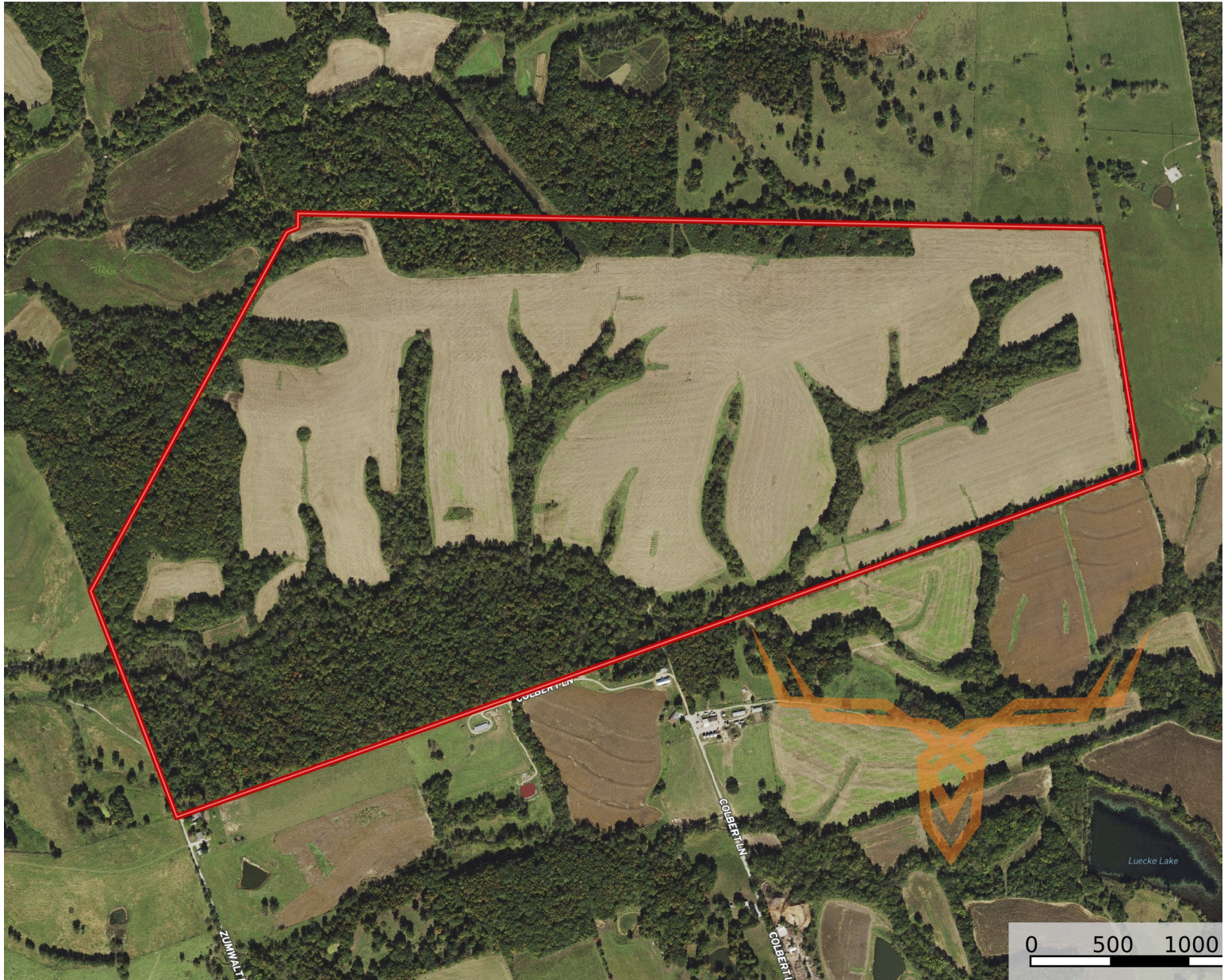
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deemed to be reliable.
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection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