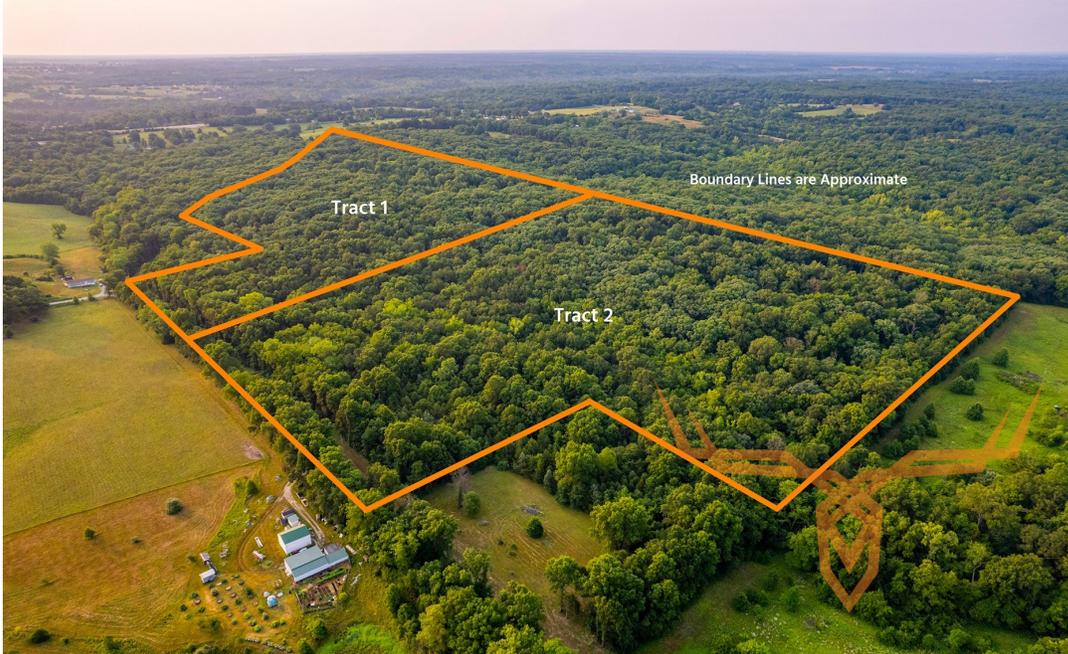


**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 30 Acre Vacant Timber Tract for Sale - Boone County Missouri

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



**PROPERTY ADDRESS:**

Tract #2—00 N. Lipscomb Drive  
Sturgeon, MO 65284

**PRICE:** \$175,000  
**ACRES:** 30 (Surveyed)  
**COUNTY:** Boone

**PROPERTY HIGHLIGHTS:**

- Mature timber
- Gently sloping topography
- Short distance from Columbia
- Good hunting
- Established trail system
- Wet weather creek
- Additional adjacent 30 acres available for purchase

**PROPERTY DESCRIPTION:**

Welcome to your own piece of paradise in Boone County, Missouri! These 30 surveyed acres are a nature lover's dream, offered in two tracts, featuring gently rolling terrain, mature hardwoods, and cedar trees scattered throughout the property. If you're an outdoors enthusiast, you'll be thrilled to know that this land is teeming with abundant whitetail deer sign, making it a true haven for hunting and wildlife observation. Recreational therapy is at your fingertips, as this tranquil retreat is conveniently located within minutes of Columbia, MO. Whether you want to escape the city for a weekend getaway or establish a permanent residence that embraces the serenity of nature, this property caters to your desires. Situated at the end of the county road and short easement, you'll relish the seclusion and privacy that this location provides, creating the perfect setting to unwind and immerse yourself in the beauty of the surrounding landscape. Don't miss this incredible opportunity to own your personal slice of heaven in Boone County.



**PRESENTED BY:**

**JESSE KLINGLER**  
**Land Specialist - MO**  
M: (636) 699-5208  
P: (855) 573-5263 x714  
E: jklingler@trophy.com

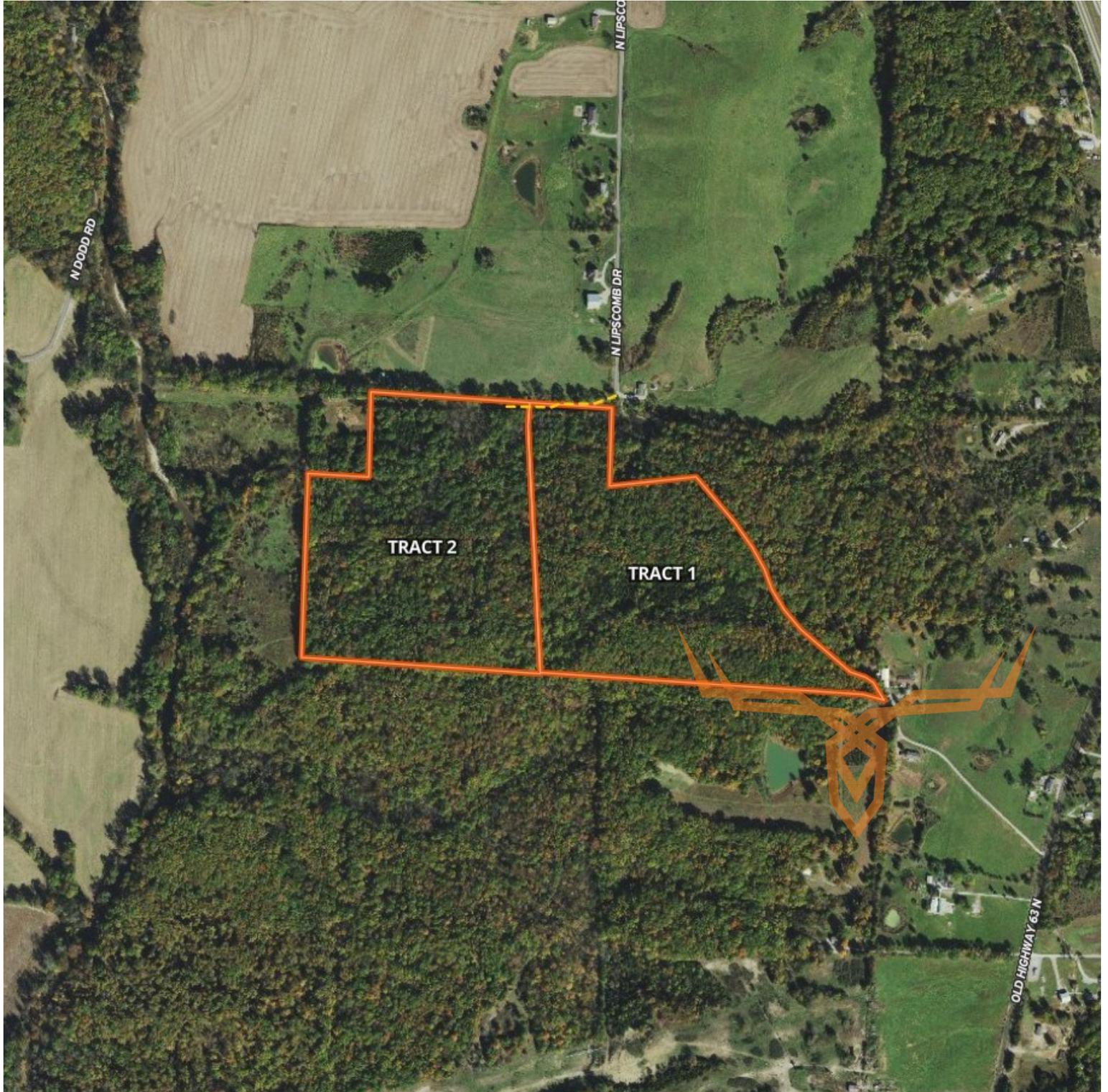
**Trophy Properties and Auction**  
15480 Clayton Road  
Suite 101  
Ballwin, MO 63011  
www.Trophy.com  
leads@trophy.com



# 30 Acre Vacant Timber Tract for Sale - Boone County Missouri

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto: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