

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

Prime Missouri Hunting Land for Sale— Lincoln County

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



PROPERTY ADDRESS:

00 Leo Hardy Road
Eolia, MO 63344

PRICE: \$1,390,900.00

ACRES: 198.7 surveyed

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- Top shelf HUNTING PROPERTY in a PRIME area
- Super clean well maintained farm, turn-key ready to HUNT
- 50± ac of established Warm Season Grasses with Forbs
- Alfalfa, corn & turnip plots all established & ready to hunt (9± acres)
- 5 Banks Blinds & 2 Banks feeders convey
- Internal road & trail system
- Possible build site on the NW portion of the property
- Electric at road
- New wildlife fence along county road
- Egyptian Wheat for strategic screening to enter / exit stands & security along road
- Established Trapping program has positively impacted Turkey & Quail population
- All bucks harvested since ownership have 150"+
- Turkeys & Quail coveys with 15+ birds
- Part of the property is encumbered by a conservation easement
- Part of the property is unrestricted / developable area (see survey)
- Recreational farm at its finest located less than 40 min from Wentzville
- Excellent Deer & Turkey hunting



PRESENTED BY:

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PROPERTY DESCRIPTION:

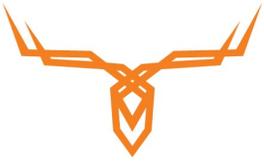
Welcome to your dream hunting retreat! This remarkable 198.7 acre property, nestled in the heart of Northern Lincoln County, is a rare gem for avid hunters and outdoor enthusiasts. Meticulously managed for trophy whitetails, turkey and quail with habitat improvements targeted at each species and their optimal needs to flourish.

This property is located in a powerhouse neighborhood offering prime hunting ensuring you will have ample opportunity to hunt BIG BUCKS year after year. A large portion of the land, 50 acres to be exact, is dedicated to established warm season grasses with forbs providing ideal habitat for all wildlife. Established food-plots featuring alfalfa, corn and turnips are placed to enhance your hunting while creating central parks offering the deer everything they could want in one location! The property comes equipped with 5 banks blinds and 2 feeders. Enjoy easy access throughout the property with a great internal road and trail system, navigating your hunting grounds has never been more convenient. Whether you're considering a hunting lodge or cozy cabin, the property features a perfect building site with electric close by. A brand new wildlife fence along the county road accompanied with Egyptian Wheat ensure security and privacy for the wildlife. Egyptian wheat is also planted strategically near some blinds to enter and exit blinds going undetected while producing hundreds of seeds for the wildlife during the winter months.

Don't miss this opportunity to own a top-shelf hunting property in an area known for its abundant wildlife and pristine natural beauty. A recreational paradise at its finest located less than 40 min from Wentzville. Part of the property is encumbered by a conservation easement while a portion of the land is unrestricted and developable.



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



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