



# 44± Acre Income Producing Tract with Hunting & Possible Build Site - Lincoln County

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

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**PROPERTY ADDRESS:**

00 Hwy B  
Elsberry, MO 63343

**PRICE:** \$572,000

**ACRES:** 44±

**COUNTY:** Lincoln

**PROPERTY HIGHLIGHTS:**

- 44± Ac located in Northern Lincoln County
- 3 miles West of Elsberry
- Possible build site with views of the surrounding landscape
- 27± Ac income producing row crop
- \$150 per acre cash rent for 2025 crop year
- New private road to access property
- Road will be a shared easement road with maintenance agreement
- Electric at highway B
- Elsberry Schools
- Some deed restrictions

**PROPERTY DESCRIPTION:**

Located in Lincoln County just 3 miles west of Elsberry, this 44± acre tract offers an excellent location to build your future home, hunting and recreation plus tillable ground producing annual income. The property is rolling terrain offering views of the surrounding landscape. 27± acres are in current row crop production that will pay \$150 per acre cash rent in 2025. New access road will be a shared roadway easement with a maintenance agreement. Electric at Hwy B. Elsberry Schools. Property to be surveyed prior to closing. Deed Restrictions: No single or double mobile homes, No modular homes, No junk yards, No ATV parks, No AFO



**PRESENTED BY:**

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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