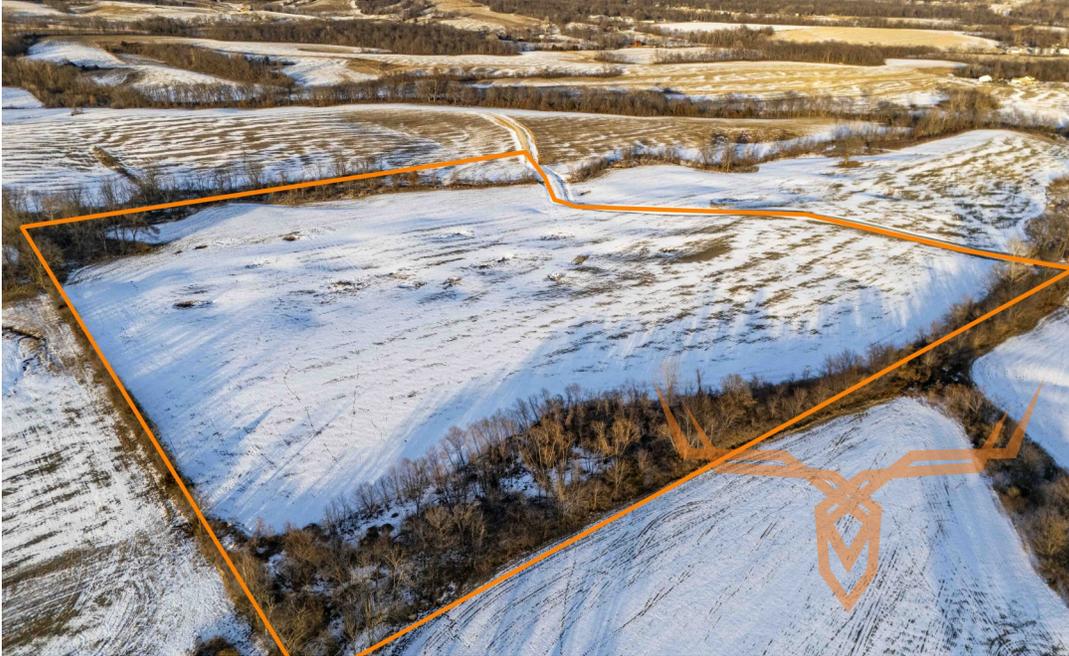


28± Acre Income Producing Tract with Hunting & Possible Build Site - Lincoln County

T R O P H Y
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

00 Hwy B
Elsberry, MO 63343

PRICE: \$392,000

ACRES: 28±

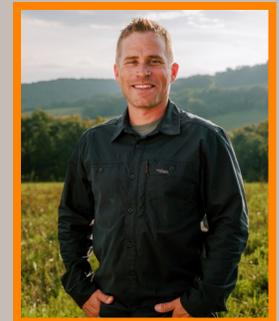
COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- 28± Ac located in Northern Lincoln County
- 3 miles West of Elsberry
- Possible build site with views of the surrounding landscape
- 21± 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 28± acre tract offers an excellent location to build your future home plus tillable ground producing annual income. The property is rolling terrain offering views of the surrounding landscape. 21± 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