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 PROPERTIES AND AUCTION
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Missouri Hunting Camp Property for Sale - Lincoln County

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PROPERTY ADDRESS:
 00 Elgin Cannon Road
 Bowling Green, MO 63334

PRICE: \$438,000
ACRES: 43.8
COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- Only 50 min north of Wentzville
- Great hunting & recreational property
- Mostly wooded tract
- Dead-end county road
- Trail system
- Two established food plots seeded in clover
- 10x40 trailer home w/ 2 bed / 1 bath
- 10x28 covered front porch
- 200 gallon septic
- Perfect setup for hunting camp
- 2 camper hookups available
- 8x40 Storage container conveys
- 16x16 Storage shed for equipment (no doors)
- Wet weather creek
- 2 man ladder stands convey
- Box blinds convey
- Property is gated
- Bowling Green Schools
- No restrictions

PROPERTY DESCRIPTION:

43.8 surveyed acres located in Northern Lincoln County along the Pike County line. Farms like this are high in demand, so you won't want to miss your opportunity to own this perfect hunting property only 50 min North of Wentzville! This perfect sized tract is nestled on a dead end county road and tucked next to some great whitetail & turkey habitat. The property is mostly wooded with two established food plots that are seeded in clover. A great trail system makes for easy access throughout. The terrain is rolling with a combination of ridgetops and bottoms with a wet



PRESENTED BY:

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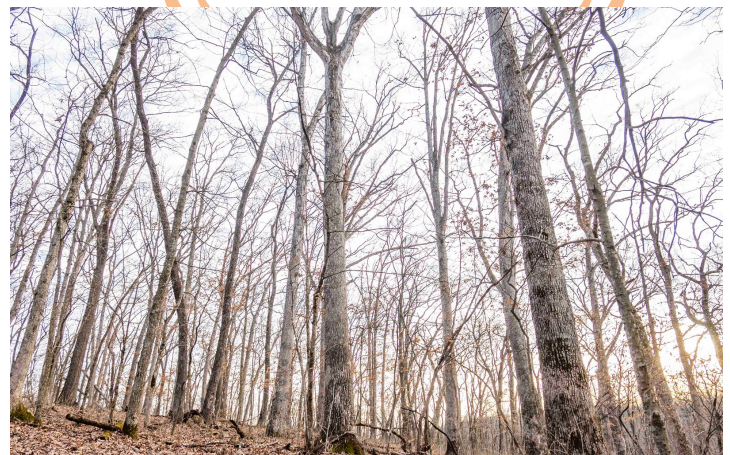


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weather creek. Excellent hunting is topped off with an established hunting camp; a 10x40 2 bed/1 bath trailer home completes this recreational package. Also, if needed there are 2 camper hookups onsite. There is no deep well; the Seller brings in water for their weekend stays although a deep well can easily be established. Other features include an 8x40 storage container and a 16x16 storage shed perfect for equipment. The 2-man ladder stands and box blinds convey. This gated oasis is now available.



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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