



# 35.5± Acre Recreational Property with Tillable Ground for Sale - Lincoln County

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

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**PROPERTY ADDRESS:**

00 Cannonball Road  
Eolia, MO 63344

**PRICE:** \$543,150

**ACRES:** 35.5±

**COUNTY:** Lincoln

**PROPERTY HIGHLIGHTS:**

- 35.5± acres
- Less than 20 minutes from Troy
- Recreational farm
- 28± acres tillable ground
- Prime location
- Area known for trophy deer
- Small pond
- Development opportunities
- Some Restrictions - No Mobile Homes, No Junkyards, No Commercial Poultry or Hog Farms, No High Traffic Commercial or Industrial Business

**PROPERTY DESCRIPTION:**

Located just 17 miles from Troy and 50 miles from Chesterfield, this versatile 35+/- acre property offers a fantastic blend of country living and easy access to nearby amenities. With prime terrain, it's ideal for building one or multiple homes, offering plenty of space for your dream property.

With approximately 28 acres of tillable ground, it presents an excellent opportunity for additional income through farming or leasing. The property also features a small wildlife pond at the rear, which could easily be expanded.

Known for its abundant deer population, this property is a great option for hunters, with multiple large bucks taken from the land over the years. Whether you're seeking a place to build your forever home, a weekend retreat, or a prime hunting spot, this property offers everything you need to create your ideal lifestyle.



**PRESENTED BY:**

**The Evans Team**

**RICHARD EVANS**

Land & Home Specialist

M: (636) 578-3159

E: revans@trophy.com

**BOBBY EVANS**

Land & Home Specialist

M: (636) 237-1816

E: bevans@trophy.com

**ALICIA EVANS**

Land & Home Specialist

M: (636) 290-8091

E: aevans@trophy.com

**Trophy Properties and Auction**

640 Cepi Drive, Suite 100  
Chesterfield, MO 63005



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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 inspection and with appropriate professionals