

Secluded CRP Recreational Property with Cabin for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

34 Elgin Cannon Road
Silex, MO 63377

PRICE: \$690,000

ACRES: 184

COUNTY: Lincoln

PROPERTY DESCRIPTION:

Tucked away in the rolling hills of Northern Lincoln County lies this 184 +/- acre exceptional hunting tract. With mature hardwoods, 55 acres +/- of CRP, 3 small ponds and abundant food for wildlife, this property is a sportsman's dream.

A winding driveway takes you into the heart of the property where you will find a 1,200 sq. ft. cabin with a 12 x 12 screened in porch and 50 x 12 shop (with concrete floor). This building has a full kitchen, 2 bedrooms and 1 full bathroom. It has electric heat, 2 wall units for cooling and a deep water well.

The property is 11.5 miles off HWY 61 and has access from two county maintained roads which provides great access to a truly secluded property. Tractor and equipment will convey with sale.

PROPERTY HIGHLIGHTS:

- 55 +/- acres CRP
- 140 +/- acres timber
- Deer & turkey hunting
- 1,200 sf 2BD/1BA cabin
- 50x12 shop area
- Some fencing
- 3 small ponds
- Deep water well and septic system
- County road access
- Tractor and equipment conveyed with sale.

PRESENTED BY:



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TAXES: \$713
TAX YEAR: 2015

TILLABLE: 55 Acres
TIMBERED: 140Acres
PASTURED: 0 Acres
CRP: 52 Acres; \$6,188 annual income