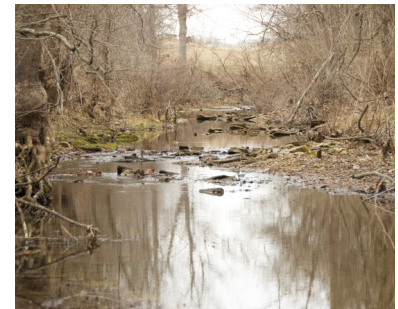


Lincoln County, MO 75 +/- Acre Weekend Get-Away Property for Sale



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

PRICE
REDUCED



PROPERTY ADDRESS:

56 Harrell Road
Troy, MO 63379

PRICE: \$350,000


ACRES: 75

COUNTY: Lincoln

PROPERTY DESCRIPTION:

This property would make a great place to live or a weekend getaway. With this property being located just outside of Troy, MO near the Quiver River State Park it has quick access to the conveniences of Troy, the beauty of a State Park, and its own privacy of 75 acres. The property could be developed into more home sites or just enjoy all the seclusion and beauty that it has to offer. This farm also has the key three ingredients to holding a lot of deer and turkeys; food, water, and cover.

PROPERTY HIGHLIGHTS:

- 75 +/- acres located just outside Troy, MO
- Very close to Cuivre River State Park
- Blacktop road frontage on two sides
- 2,300 sq. ft. manufactured home with 4BD/3BA
- Detached garage
- 30 x 50 shed
- Orchard with 85 organic, disease resistant apple trees (5 varieties)
- Live creek
- 49 +/- acres tillable ground
- 18 +/- acres timber ground
- Water hydrants in bottom field
- See drone video tour on our website 



PRESENTED BY:

JASON CLEVELAND

Broker/Owner

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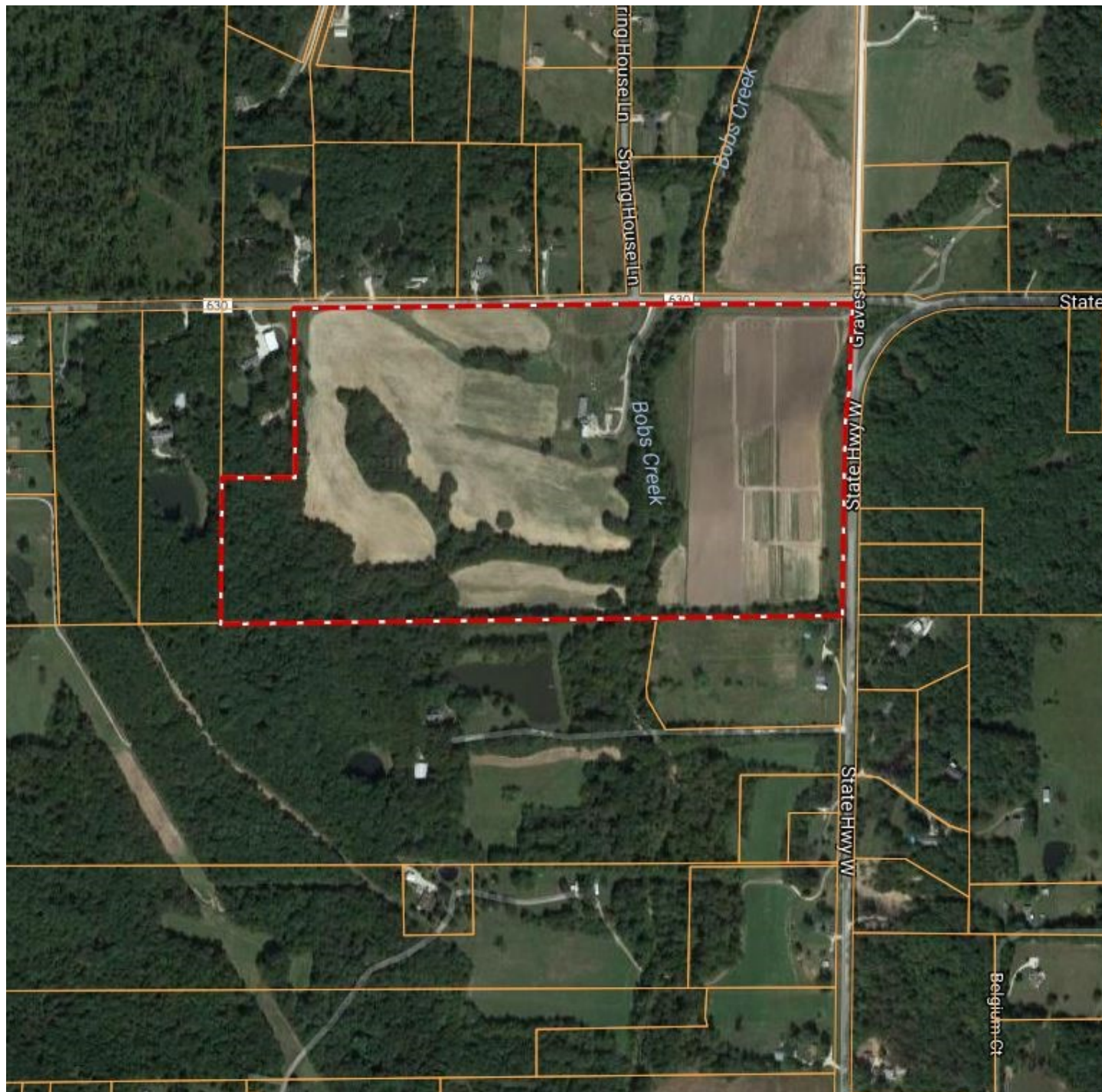
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TAXES: \$833

TAX YEAR: 2015

TILLABLE: 54 Acres

TIMBERED: 18 Acres

PASTURED: 0 Acres