



T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

46± Acre Hunting Tract for Sale with CRP Income - Lewis County

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com

PRICE IMPROVED



PROPERTY ADDRESS:

00 135th Avenue—S27/T63N/R9W
 LaBelle, MO 63447

PRICE: \$287,500

ACRES: 46±

COUNTY: Lewis

PROPERTY HIGHLIGHTS:

- The perfect balance of wooded land and grass for deer habitat.
- Brand new CRP Contract with \$6,905 annual income
- CRP contract expires 09-30-2033
- 38.02 acres enrolled in CP2 and 0.3 acres enrolled in CP12 conservation reserve program
- Water and electric easily accessible
- off county road 135 making this the perfect spot to build house or weekend get away
- Existing deer blind will convey with the property
- Large wooded acreage to the south and west of this property, and with food to the north, this piece is the perfect funnel for heavy deer traffic.

PROPERTY DESCRIPTION:

This property has deer sign absolutely everywhere. Large, thick timber area to the south and row crop ground to the north makes this a great spot for deer traffic. South facing slopes, with thick CRP grass coverage makes it an ideal place for deer to feel safe for bedding area. Water and electric at your fingertips, making the farm a great place for home or cabin.



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 inspection and with appropriate professionals