



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

# 85± Acre Combination Hunting & Tillable Tract for Sale - Lewis County

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



## PROPERTY ADDRESS:

00 145th Avenue  
LaBelle, MO 63379

**PRICE:** \$552,500

**ACRES:** 85±

**COUNTY:** Lewis

## PROPERTY HIGHLIGHTS:

- Just outside La Belle, MO
- 52± acres income producing tillable cash rented @ \$200 per acre (\$10,400 annually)
- Optional Hunting Lease income
- Thick draws connect to big timber
- 2 ponds provide year round water
- One elevated hunting blind
- Excellent setup for hunting, with big timber to North & West
- Standing crops for the late season would be dynamite
- County Rd frontage with water & electric nearby
- Final acreage subject to a survey

## PROPERTY DESCRIPTION:

85± acre combo tract located just outside La Belle, MO. This farm offers great hunting and income. Approx. 52 acres tillable currently providing an annual income of \$10,400. Optional hunting lease for additional income annually. This farm features ample food source for the wildlife along with thick draws connecting big timber. Great setup for planting food plots or leaving standing grain plots for excellent late season action. Year-round water source provided by 2 ponds on the property. One elevated hunting blind. Electric & Water nearby. The shed antler was found while doing the photos!



## 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