



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

# Secluded Turnkey Hunting Retreat for Sale - Lincoln County

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**PROPERTY ADDRESS:**  
 2 Whitetail Ridge Road  
 Eolia, MO 63344

**PRICE:** \$840,000  
**ACRES:** 44.8±  
**COUNTY:** Lincoln

**PROPERTY HIGHLIGHTS:**

- Turnkey hunting retreat!
- 44 ± acres
- Established trails and food plots
- Healthy population of white tail deer
- 50x40 Shed
- Starlink internet
- Gun room
- 3 Loft Spaces

**PROPERTY DESCRIPTION:**

Discover the perfect turnkey hunting retreat! This 44 ± acre property features established trails and food plots. Natural spring feeds wet weather creek. The current owners enjoy healthy population of white tail deer in a prime location for bedding. The spacious 50x40 shed/shouse is perfect for gear and vehicles, with a full kitchen and full bath with tankless water heater. Enjoy pure well water with a softening system. Starlink internet, internal and external Wi-Fi, and overhead audio. The gun room keeps equipment secure, while three loft spaces provide comfortable sleeping quarters. Year-round comfort with in-floor radiant heat, a pellet stove, and central heat and AC. The 6x7 hanging deer cooler is perfect for processing your harvest. The property includes a shared road agreement and a 45x65 foundation with plumbing and water started, offering room to expand. This is the ideal blend of adventure, relaxation, and future potential—move in and enjoy! Property is down a private lane. Please do not visit the property without an appointment. 24hr notice on all showings.



**PRESENTED BY:**

**CASSANDRA MAGRUDER**

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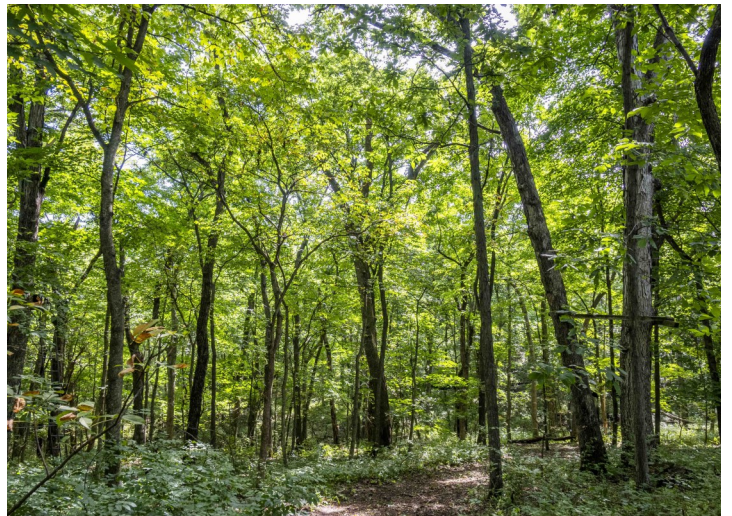
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**TROPHY**  
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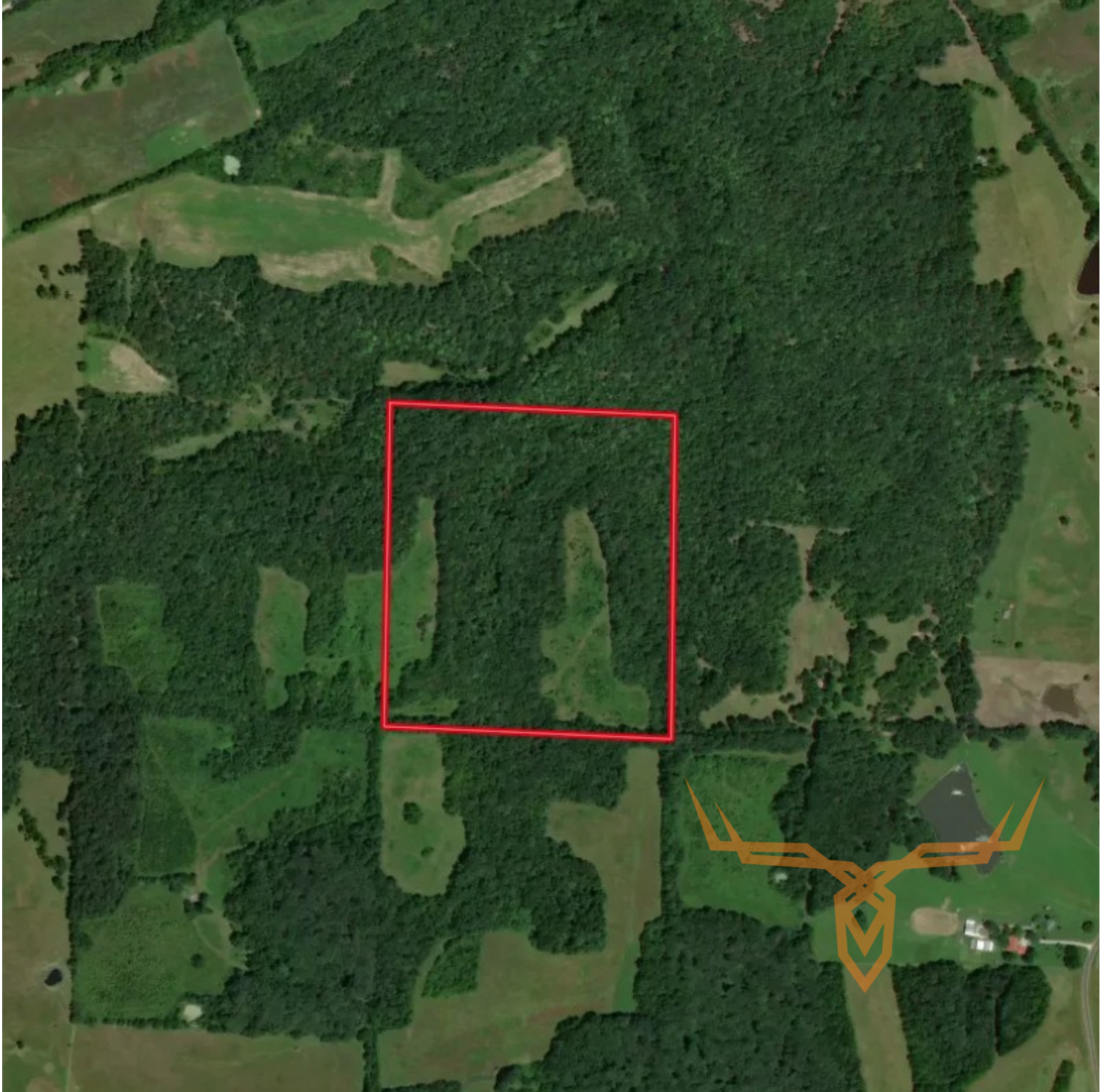
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