

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

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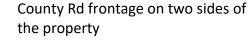
### **PROPERTY ADDRESS:**

00 145th Avenue LaBelle, MO 63379

#### **PROPERTY HIGHLIGHTS:**

- 40± acres
- Just outside La Belle, MO
- 31± acres tillable cash rented \$200 per acre (\$6,200 annually)
- Thick draw connect to big timber
- 2 ponds provide year round water

- **ACRES: 40 COUNTY**: Lewis
- the property
- Water & electric nearby



**PRICE:** \$272,000

#### **PROPERTY DESCRIPTION:**

40± acre combo tract located just outside La Belle, MO. This farm offers hunting and income. Approx. 31 acres tillable currently providing an annual income of \$6,200. This farm features ample food source for the wildlife along with thick draws connecting big timber. Year round water source provided by 2 ponds on the property. Electric & Water nearby.



**PRESENTED BY:** 

#### **JOE OGDEN**

#### **Land & Home Specialist**

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#### **Trophy Properties and Auction**

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