



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

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

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



#### PROPERTY ADDRESS:

00 145th Avenue  
LaBelle, MO 63379

**PRICE:** \$272,000

**ACRES:** 40 ±

**COUNTY:** Lewis

#### 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
- County Rd frontage on two sides of the property
- Water & electric nearby

#### 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:**

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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