



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

# 13.8 Surveyed Acre Vacant Building Tract for Sale - Lincoln County

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

**PRICE IMPROVED**



## PROPERTY ADDRESS:

00 H wy B  
Elsberry, MO 63334

**PRICE:** \$227,700

**ACRES:** 13.8

**COUNTY:** Lincoln

## PROPERTY HIGHLIGHTS:

- 13.8 surveyed acres
- Black frontage on Hwy B
- Possible home site location
- Driveway established to possible home site
- Electric on the property
- Fiber internet at road
- Timbered draws & brushy fields offer hunting
- Wet weather creek
- Elsberry Schools
- Some restrictions

## PROPERTY DESCRIPTION:

13.8 surveyed acres situated along Hwy B just outside Elsberry. This vacant tract of land offers a perfect home site overlooking Hwy B and the surrounding hills of Lincoln County. Electric on the property & fiber at the road. Tracts this size rarely are offered for sale on Hwy B and this one is ready for a new home. Hunting right out your back door, the timbered draws & brushy fields offer the opportunity to hunt the north end of the property. Wet weather creek. Potential use for horses. Some restrictions: No mobile homes, single or doublewide; No modular homes; No hog confinements; No junk yards; No subdivision of this tract of land.



## PRESENTED BY:

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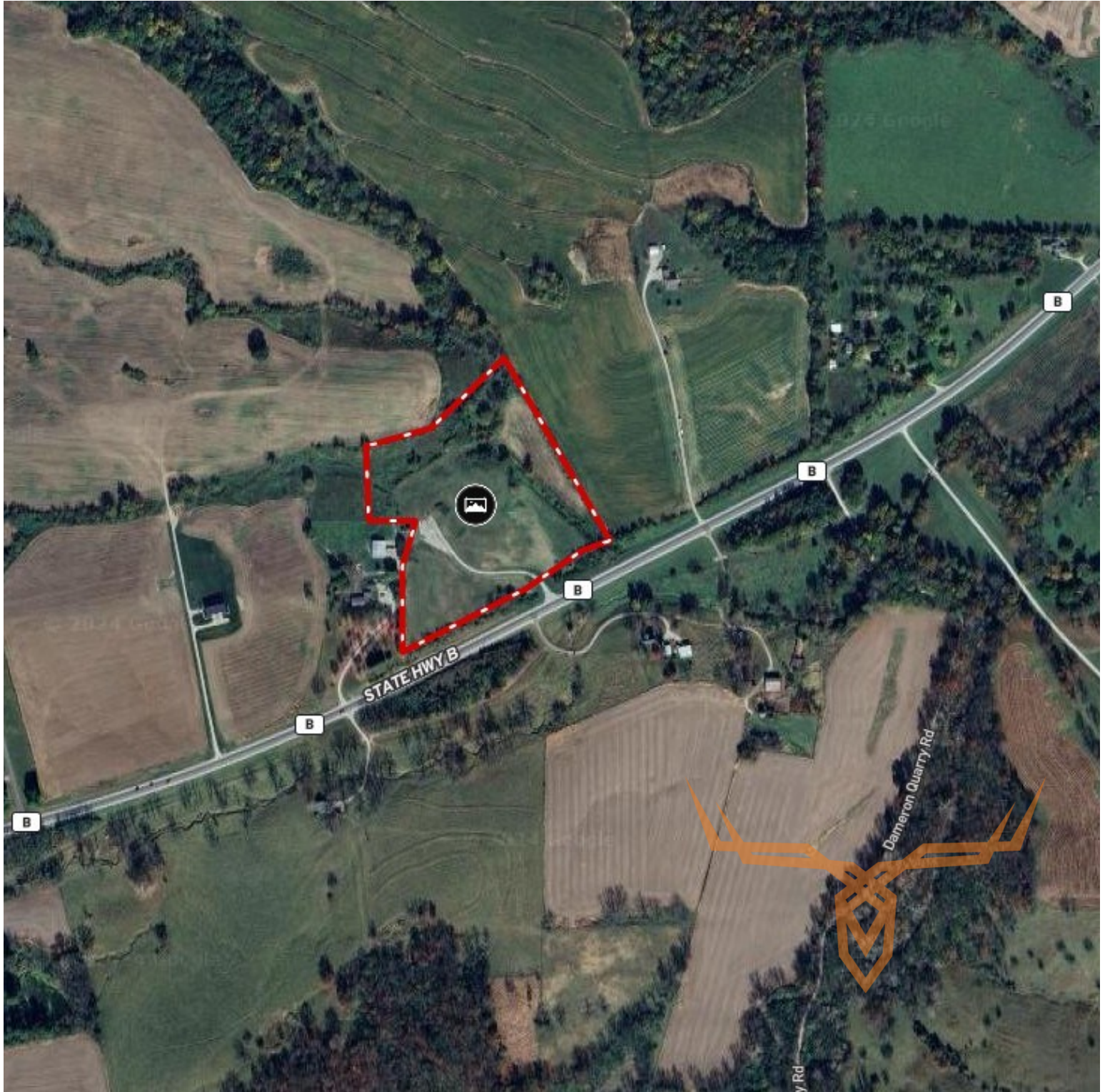




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal