



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

125± 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: \$875,000

ACRES: 125±

COUNTY: Lewis

PROPERTY HIGHLIGHTS:

- 125± acres just outside La Belle, MO
- 89± acres tillable providing an annual income of \$17,575
- Optional Hunting Lease income - \$4,000 per year
- Thick draws connect to big timber
- 4 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

PROPERTY DESCRIPTION:

125 acre combo tract located just outside La Belle, MO. This farm offers great hunting and income. Approx. 89 acres tillable currently providing an annual income of \$17,657. Optional hunting lease for \$4,000 per year. 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 4 ponds on the property. One elevated hunting blind. Electric & Water nearby. Found that shed antler 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