



40 ± Acre Missouri Land for Sale - Lewis County

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

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PRICE IMPROVED



PROPERTY ADDRESS:

00 Boxwood Street
LaBelle, MO 63447

PRICE: \$108,000

ACRES: 40

COUNTY: Lewis

PROPERTY HIGHLIGHTS:

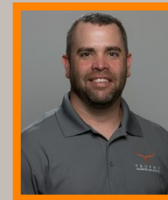
- 40 ± total acres
- 28.4 acres cropland
- CP38E (Upland Bird) CRP ground
- Income producing CRP ground
- Timber ground
- Near Deer Ridge Conservation Area for additional recreational opportunities
- Deer & Quail Hunting Opportunities

PROPERTY DESCRIPTION:

These 40± acres conveniently located on Boxwood Street consist of 28.4 acres of cropland and the balance in woods. The 28.4 cropland acres are currently in the CP38E (Upland Bird) Conservation Reserve Program (CRP). 5.7 acres are in CRP through September 30, 2023, and is paying \$96.33 per acre (\$549.00). The remaining 22.7 acres are in CRP through September 30, 2024, and is paying \$93.60 per acre (\$2,125.00). The remaining acres of woods offer excellent cover and habitat for the quail and deer.

This farm is also adjacent to Deer Ridge Conservation Area which consists of approximately 6,995.9 acres and offers camping, waterfowl hunting, bird watching, hunting, fishing, shooting range, and many trails for biking, horseback, and hiking. For more information on the Deer Ridge Conservation Area click here [Deer Ridge Conservation Area](#)

PRESENTED BY:



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TROPHY
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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 inspection and with appropriate professionals

TAXES: \$53.88

TAX YEAR: 2018