

MIDWEST LAND GROUP PRESENTS



40 ACRES
LINCOLN COUNTY, MO

762 Cave Farm Road, Troy, Missouri, 63379



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 40 +/- ACRES & HOUSE OUTSIDE OF TROY IN LINCOLN COUNTY

Don't miss out on this unique opportunity to own 40 +/- acres of versatile land with a charming home on the outskirts of Troy! Whether you envision a hobby farm, a private retreat, or a lucrative investment in agriculture or development. The 30 +/- acres of fertile tillable land ensure a steady income stream, making this property not just a home but a wise financial decision.

The welcoming 3-bedroom, 1 1/2-bathroom home exudes character and potential. Featuring classic brick construction for durability and low maintenance. There is also a wood-burning fireplace in the living room. The kitchen is equipped with an island and updated appliances. The spacious layout provides ample room for personalization, allowing you to create the home of your dreams. Enjoy the convenience of a two-car garage and the outbuilding, ideal for storing equipment, tools, and maybe that side-by-side for touring your property.

The property's ample space ensures privacy and seclusion while allowing for outdoor activities, including excellent deer hunting opportunities, right in your backyard.

Situated on the outskirts of Troy, this property boasts excellent road frontage, offering easy access to nearby amenities while maintaining a peaceful, rural atmosphere. Enjoy the best of both worlds - proximity to town conveniences and the serene escape of country life.

This property is not just a home; it's an opportunity waiting to be seized. Whether you're looking to cultivate crops, raise a family, or develop the land for future projects, the possibilities are limitless. With a growing interest in rural properties, this investment is sure to appreciate in value over time.



PROPERTY FEATURES

PRICE: **\$819,999** | COUNTY: **LINCOLN** | STATE: **MISSOURI** | ACRES: **40**

- 30 +/- acres of tillable
- 3-bedroom house
- Detached outbuilding
- Deer hunting
- Income-producing
- Over 2,500' of road frontage
- Minutes from Troy
- Investment property
- Rural living

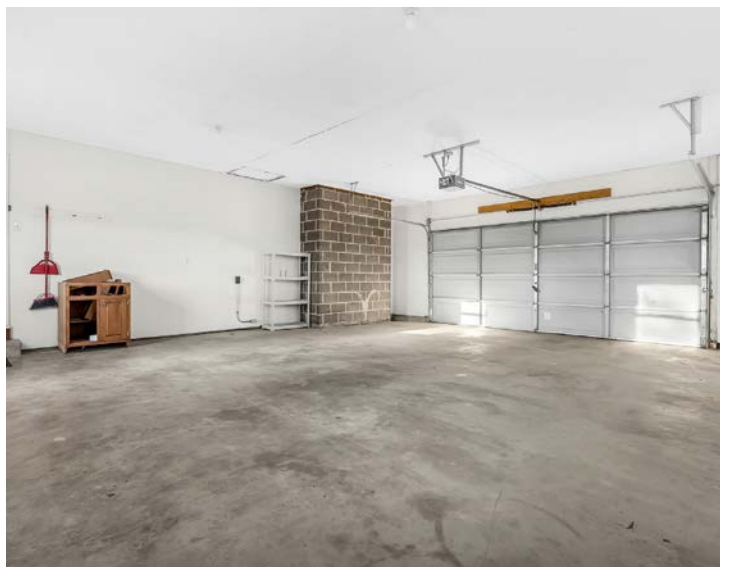


3-BEDROOM HOUSE

Featuring classic brick construction for durability and low maintenance. There is also a wood-burning fireplace in the living room. The kitchen is equipped with an island and updated appliances.



ADDITIONAL INTERIOR PHOTOS



30 +/- ACRES OF TILLABLE



DETACHED OUTBUILDING



DEER HUNTING



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 0' 12.47, -91° 2' 46.65

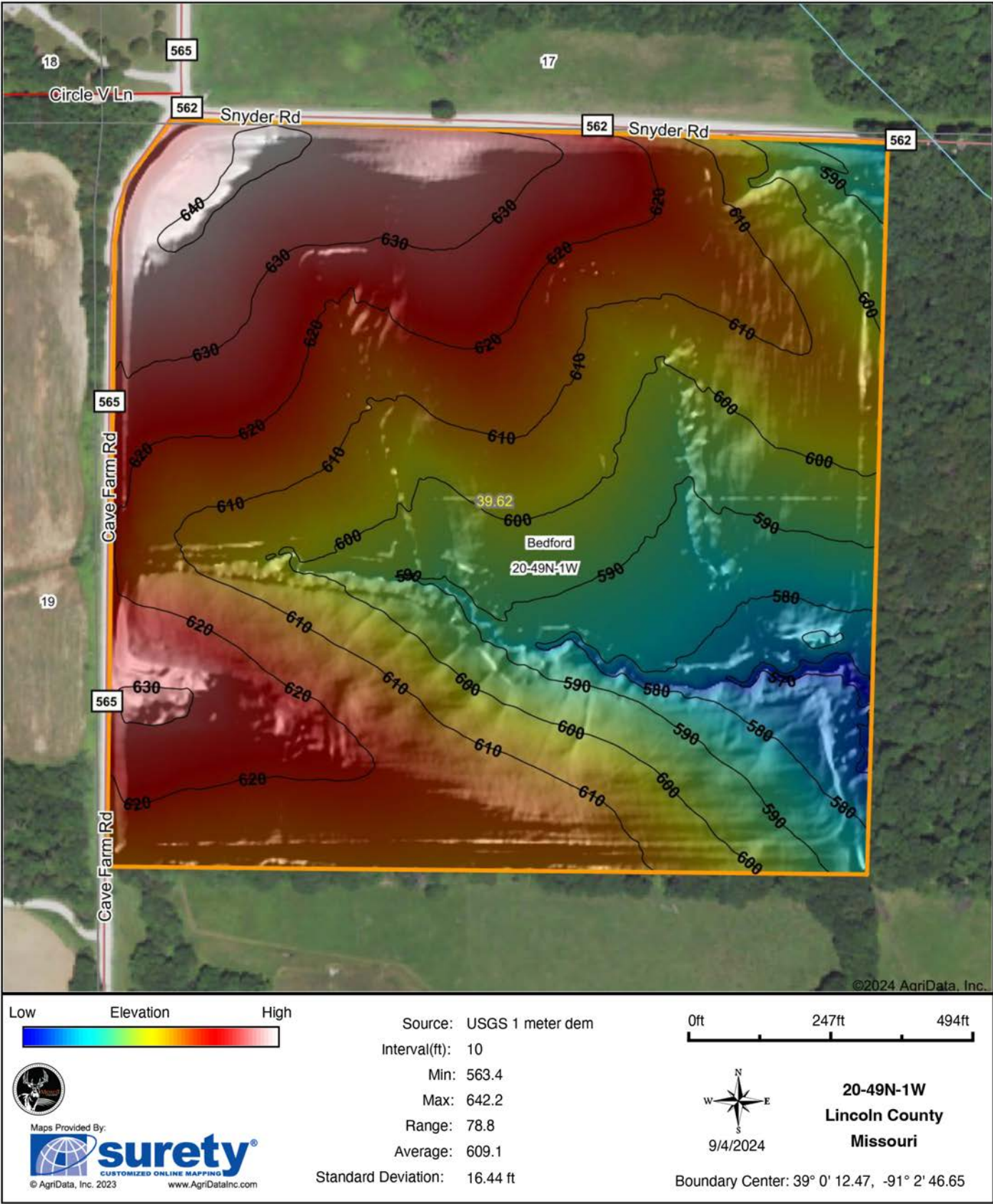
20-49N-1W
Lincoln County
Missouri

0ft 285ft 570ft

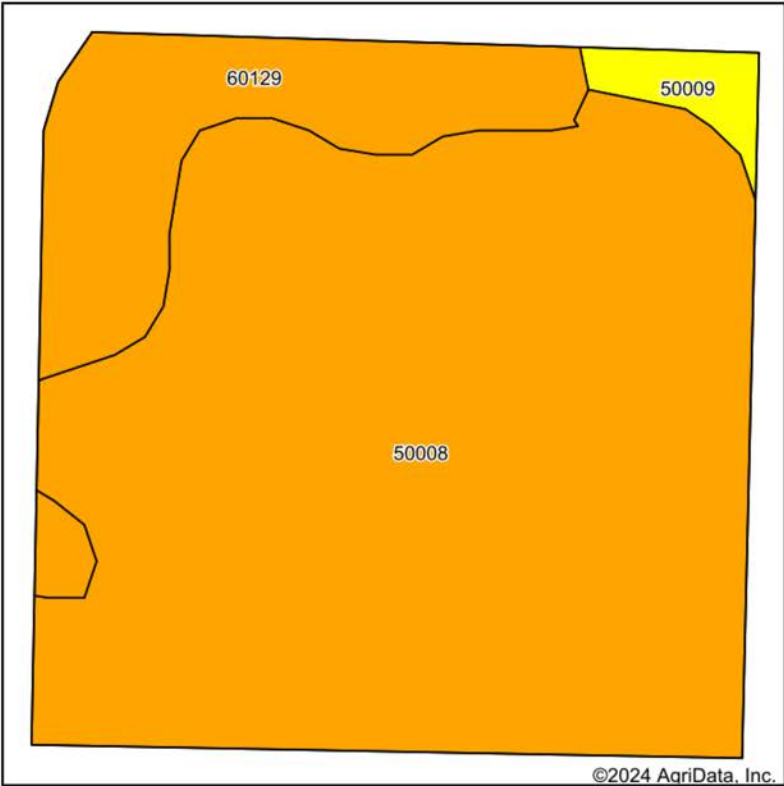


9/4/2024

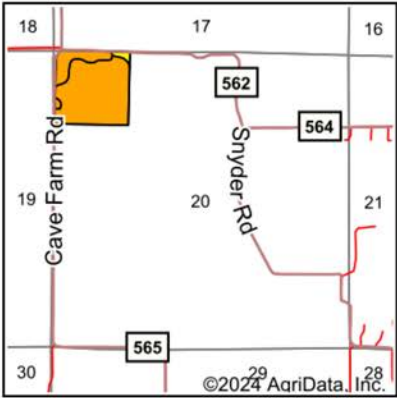
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Lincoln**
Location: **20-49N-1W**
Township: **Bedford**
Acres: **39.96**
Date: **9/4/2024**



Maps Provided By:



Area Symbol: MO113, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	32.44	81.2%		> 6.5ft.	IIIe	59	59	55	47
60129	Hatton silt loam, 5 to 9 percent slopes	6.60	16.5%		2.6ft. (Undefined)	IIIe	60	54	60	52
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	0.92	2.3%		> 6.5ft.	IVe	53	52	52	41
Weighted Average						3.02	*n 59	*n 58	*n 55.8	*n 47.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Jake Feldmann is a dedicated land agent at Midwest Land Group, dedicated to serving clients throughout Eastern Missouri and Western Illinois. Born and raised in Flint Hill, Missouri, Jake's roots run deep in the heartland. As a lifelong resident of Flint Hill, Jake's connection to the land is personal and profound. He grew up on a family farm, where the rhythms of nature and the art of cultivation were a part of daily life. This upbringing instilled in him not only a love for the land but also a wealth of knowledge and skills, from farming to hunting, that he is eager to pass on to his next generation—Carter, Clayton, and Klaira, alongside his wife, Kristal. Jake was drawn to land sales out of his love for the outdoors and his desire to serve others. His previous role managing a warehouse honed his people skills, preparing him for the intricacies of real estate transactions. What truly sets Jake apart is his firsthand experience with the land. Whether it's understanding the nuances of terrain through hunting or recognizing the potential of tillable ground for cash crops, Jake brings a unique perspective to his clients. Jake is not just an agent; he's a neighbor, a friend, and a steward of the land. His deep-seated passion for the land, coupled with his extensive local network and family support, make him an unparalleled choice for anyone looking to buy or sell property in the heartland. Choose Jake Feldmann to guide you through your land journey, where trust, expertise, and a shared love for the land come together to realize your property dreams.



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