

## LINCOLN COUNTY, MO

17 +/- Acres

Discover the perfect blend of seclusion and opportunity with this beautiful 17-acre tract just outside of Troy. Tucked away for privacy, the property offers a stunning potential homesite with electric and water already on site. Big Creek borders the property, adding natural charm and recreational appeal. The owner has begun some clearing, opening up even more possibilities for building or recreation. An apple orchard filled with mature trees dots the bottomland, adding a picturesque and fruitful touch. Whether you're looking to build your dream home or invest in land with character, this one is full of potential.

**BOB NICHOLS**

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**ASHLEY NICHOLS**

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# FIND YOUR DREAM FARM TODAY

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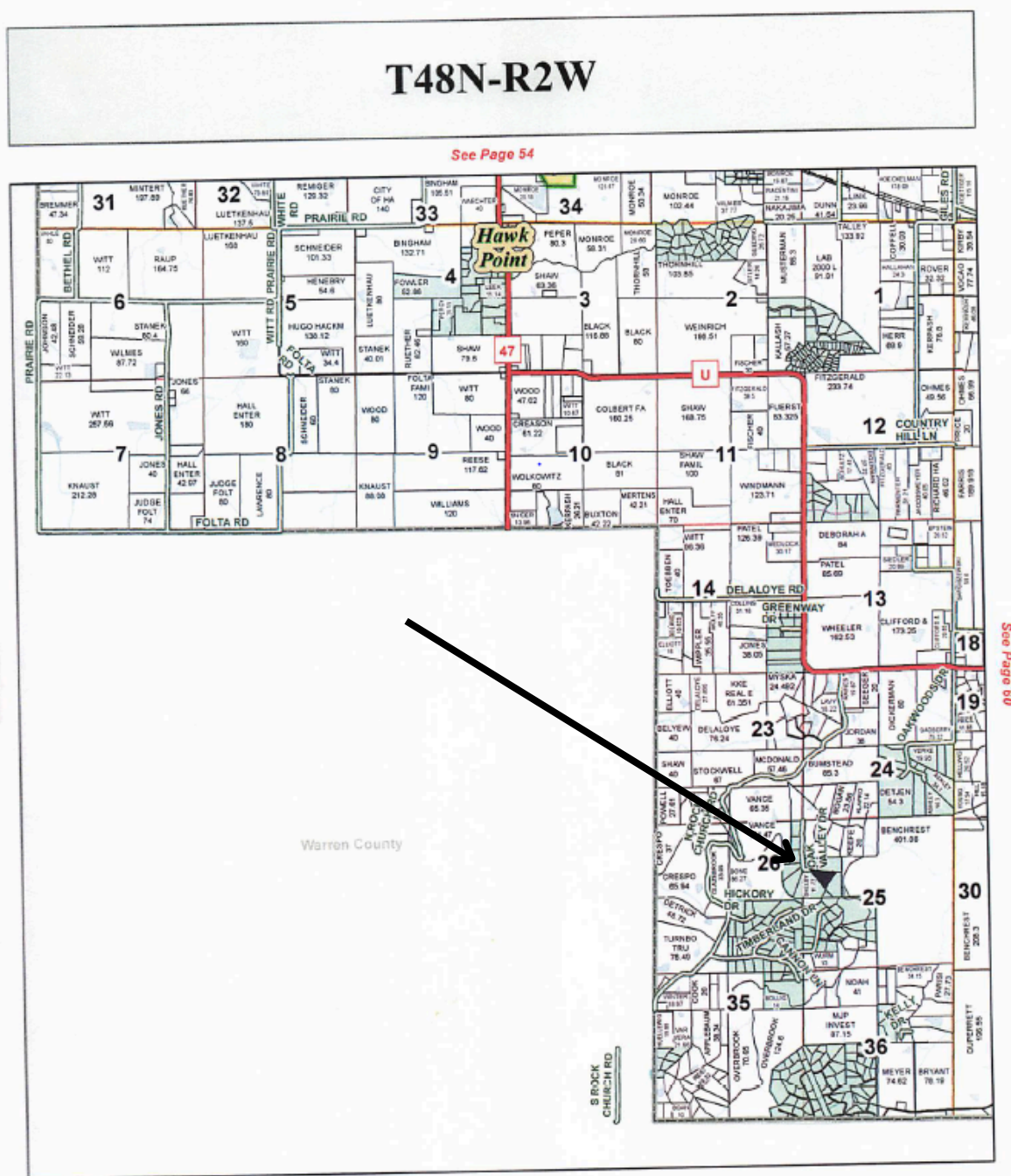
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YOUR LOCAL FARM CONNECTION

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**DRIVING  
DIRECTIONS**

GPS friendly: 65 Oak Valley Dr., Troy, MO 63379