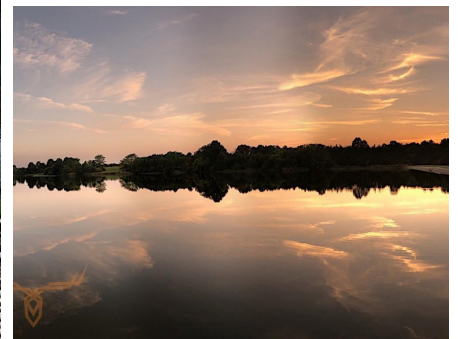




Shelby County, MO Land for Sale - 246 +/- Acres

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

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



PROPERTY ADDRESS:

00 Shelby 262
Emden, MO 63439

PRICE: \$999,999.00

ACRES: 246

COUNTY: Shelby

PROPERTY HIGHLIGHTS:

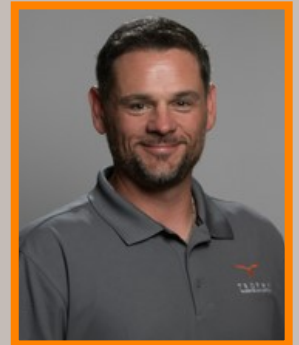
- 246 +/- acres
- 84 acres of CRP
- 57 acres of hay
- 10 +/- acre stocked fishing lake
- Mature & smaller hardwood trees
- Partially finished 2 story house
- 66x57 machine shed with roll up door & man door

PROPERTY DESCRIPTION:

246+/- acres of flat to gently rolling land with approximately 84 acres of CRP, 57 acres of hay ground, 10+/- acre lake and the balance in woods and other. The woods are a makeup of mature and smaller hardwoods with some scattered evergreens and thicker brush making for excellent bedding areas for the deer and other wildlife that inhabit the farm. The approximate 10-acre lake is stocked with Channel Cat, Bluegill, Sunfish, Largemouth Bass, Crappie, Walleye and is terrific fishing and also great for swimming and floating.

The partially finished two-story house is 44x40 with full basement. There are 1 bedroom and bath on the main level with 4 bedrooms and a bath with a loft area on the second level. The basement has a toilet and a concrete encased vault area. The home has 200A electrical, Spray Foam Insulation and Geothermal AC/ Heating.

The machine shed is 66x57 with concrete floor, 20x14 roll-up door, and 10x10 roll-up door, a man door and has a 100A subpanel. Inside the machine shed, there is a 22x39-insulated shop with 3 bays and a non-insulated 22x17 that has the 10x10 outside garage door access.



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 inspection and with appropriate professionals

TAXES: \$1,824

TAX YEAR: 2017