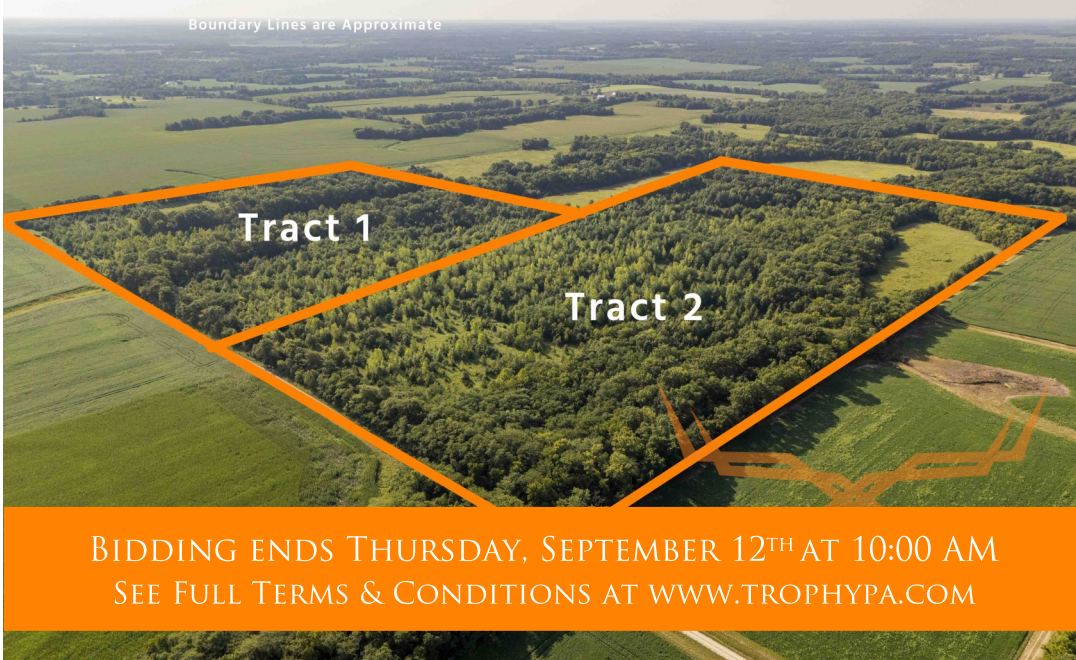




Shelby County Missouri Land for Sale at iAuction - Bober Farm

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

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



PROPERTY ADDRESS:
00 County Road 240
Bethel, MO 63469

ACRES: 119.3
COUNTY: Shelby

AUCTION DETAILS:

These 119.3 flat to gently rolling surveyed acres offered in two tracts are conveniently located 2 miles east of Bethel on Shelby 240. There are 80.54 acres in CRP with the balance in mature hardwoods and brushy draws. The CRP is in two (2) contracts with 8.11 acres expiring September 30, 2026 paying \$1,336.00 annually and 72.43 acres expiring September 30, 2031 paying \$11,934.00 annually. The Seller will receive all the 2024 CRP payment and the Buyer(s) will receive the remaining payments. The farm has exceptional whitetail deer and turkey hunting and recreation. Check out the trail cam pictures if you haven't already. It's a proven producer year in and year out. The land is approximately 86 miles north of Columbia and 140 miles northwest of the Chesterfield Valley. If you're looking for great hunting in NEMO, be sure to check out the Bober farm. You'll be glad you did!

Tract 1: 40.2 acres consisting of 1.62± acres paying \$164.77 per acre through September 30, 2026 and 24.05± acres paying \$164.77 per acre through September 30, 2031. The remaining acres consist of mature hardwoods, brush and established food plot currently in ladino clover. One (1) Redneck blind will convey with this tract.

Tract 2: 79.1 acres consisting of 6.49± acres paying \$164.77 per acre through September 30, 2026 and 48.38± acres paying \$164.77 per acre through September 30, 2031. The remaining acres consist of mature hardwoods, brush, and an annual food plot with brassicas planted for this year. One (1) Banks blind and one (1) permanent blind will convey with this tract.



PRESENTED BY:

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