

# Missouri Land for Sale at Auction

## Shelby County

Trophy Properties and Auction • 855.573.5263 • leads@trophyha.com

ONLINE  
AUCTION



**BIDDING ENDS Wednesday, September 26th @ 10AM**  
**BID NOW at [www.Trophyha.com](http://www.Trophyha.com)**

### PROPERTY ADDRESS:

00 Shelby 1402  
 Bethel, MO 63434

**ACRES:** 236 +/-

**COUNTY:** Shelby

### PROPERTY DESCRIPTION:

236+/- acres of productive tillable land and timber with North River access selling at auction just ¾ mile north of Bethel. FSA figures 135.61 acres of cropland consisting mostly of Mexico, Leonard, and Gifford soil types. Farm is selling free and clear of tenant for the 2019 crop season. If you're looking for a NEMO productive row crop farm with excellent hunting be sure to give this one a look.

**Tract 1** – 90+/- acres of flat to gently rolling land with 80+/- acres of highly productive cropland.

**Tract 2** – 40+/- acres of flat land with 25+/- acres of productive cropland with balance in wooded draws. Great building spot with income and hunting.

**Tract 3** – 106+/- acres of flat to gently rolling land with 30+/- acres of productive cropland. Balance of land is wooded draw and timber with North River running through. This is an exceptional recreational tract with good income and easily accessible.

### PRESENTED BY:



### ADAM GANDER

**Land Specialist - MO**

M: (660) 651-9728

P: 855.573.5263 x717

agander@trophyha.com

### JASON WALLINGFORD

**Broker/Auctioneer - MO, IL, IA**

M: (314) 882-6971

P: 855.573.5263 x702

jasonw@trophyha.com

### Trophy Properties and Auction

15480 Clayton Road Suite 101

Ballwin, MO 63011

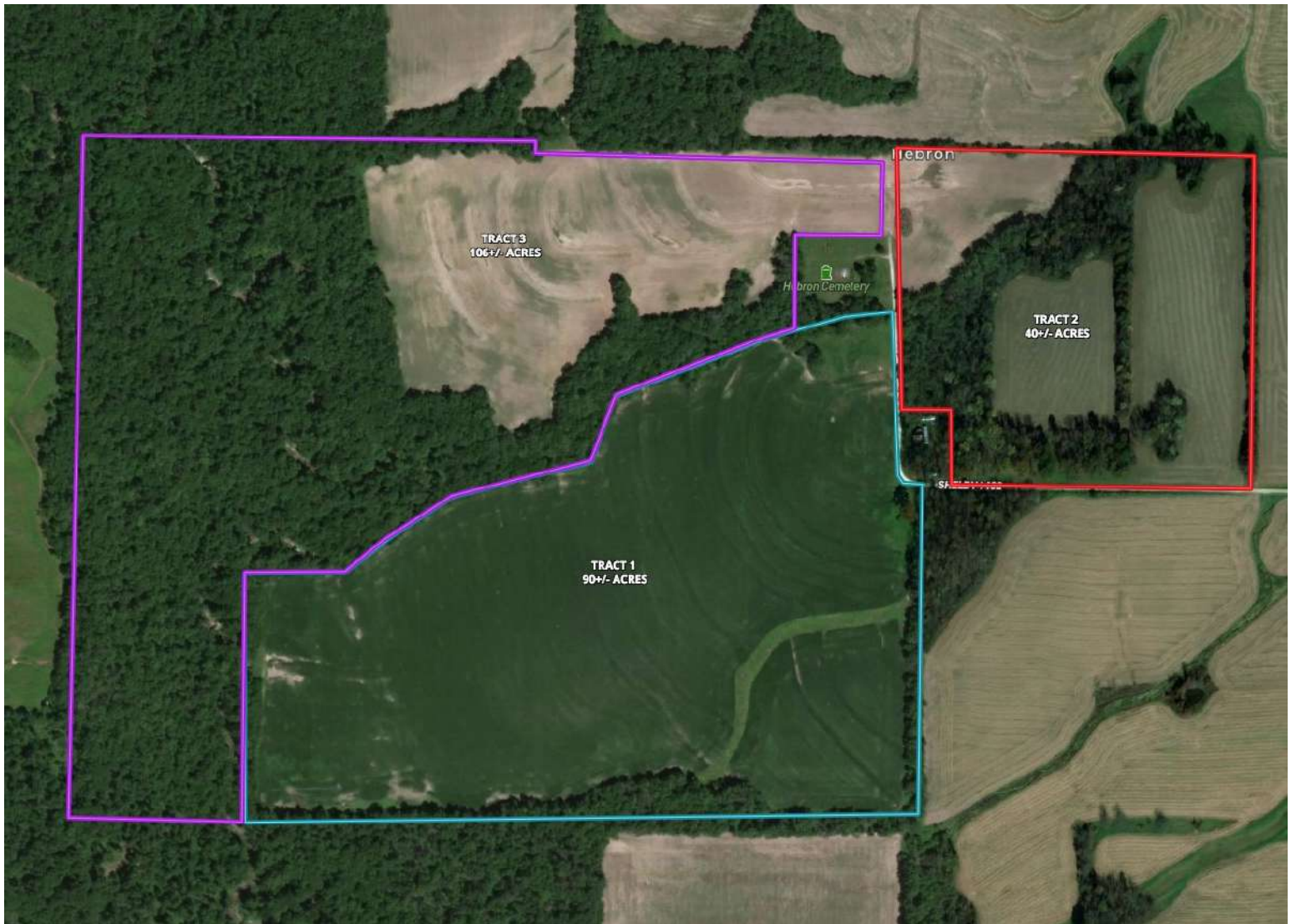
[www.trophyha.com](http://www.trophyha.com)

leads@trophyha.com

# Missouri Land for Sale at Auction

## Shelby County

Trophy Properties and Auction • 855.573.5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



*All announcements made sale day take precedence over prior advertising either written or oral. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction.*

*There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".*