



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

# 131 +/- Acres Shelby County Missouri Land for Sale

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



#### PROPERTY ADDRESS:

00 Shelby County Road 262  
Emden, MO 63439

**PRICE:** \$445,400

**ACRES:** 131

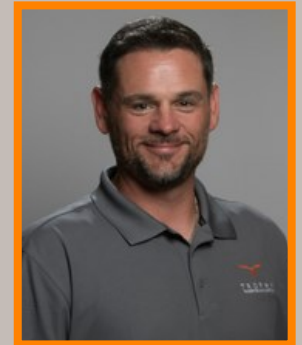
**COUNTY:** Shelby

#### PROPERTY HIGHLIGHTS:

- 131 +/- acres
- CRP ground
- Timber ground
- Income producing
- Hunting opportunities
- Missouri Land for Sale
- Missouri Hunting Land for Sale
- Shelby County Land for Sale
- Shelby County Hunting Land for Sale

#### PROPERTY DESCRIPTION:

These 131+/- flat to gently rolling acres are easily accessible just ½ mile west of State Highway W on Shelby county road 262. The land is comprised of approximately 72 acres of CRP with the balance in timber, hay and grassy waterways. The total CRP payment is approximately \$11,919.00 and expires on September 30, 2026. There's ample wildlife on the farm and in the surrounding area making it an ideal hunting and recreation tract



#### 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