

54± Missouri Income Producing Hunting Property for Sale - Shelby County

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



PROPERTY ADDRESS:

245 Shelby 2032
 Clarence, MO 63437

PRICE: \$270,000

ACRES: 54

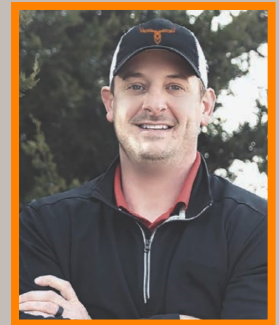
COUNTY: Shelby

PROPERTY HIGHLIGHTS:

- 54± Acres
- 21± Acres tillable ground
- \$125/ac cash rent/yr
- New Custom box blind
- Multiple stand & hunt sites/opportunities
- All mineral rights will convey
- Amazing views
- Mature Timber
- Very mature wildlife
- Surrounded by more cover and more food
- Perfect recreation property
- 2.5 hours to St Louis
- 1 hour to Columbia

PROPERTY DESCRIPTION:

This extremely secluded 54± acres of income producing recreational ground in Shelby County Missouri is nestled in one of the best areas Northern Missouri has to offer. The 3 most important things you need to have while growing and holding wildlife are cover, water, and food. This property has all of that and much more. The property currently has 21± acres of tillable ground that helps provide food and nourishment to the surrounding wildlife as well as provide a healthy return on investment for the investor or hunter alike. If you are looking to grow those large North Missouri whitetails, then look at some of the trail camera history on this tract. There is a food plot on the north side of the property that has a new custom box blind to provide cover to hunters on those morning and evening sits. There is an abundance of trees and cover to help hide those north Missouri turkeys and other small game. The activity on the entire property is active to say the least. The property allows for the wildlife to roam around in seclusion as there is an abundance of hardwoods and thickets for them to hide. There is both cover and more crop ground surrounding this property in every direction leaving this place right in the middle which makes for a highly active property during early, middle, and late season hunts. The drone photos do not even come close to showing the amazing views this property has to offer. It is perfect for someone looking to add to their portfolio or someone looking for their forever property. It truly is a once in a lifetime property.



PRESENTED BY:

SAM VOSS

Land Specialist - MO/KS

M: (913) 526-9369

P: (855) 573-5263 x745

E: svoss@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



54± Missouri Income Producing Hunting Property for Sale - Shelby County

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



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