



109± Acre Income Producing Recreational Property for Sale - Shelby County

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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:

00 County Road 203
Clarence, MO 63437

PRICE: \$850,000

ACRES: 109

COUNTY: Shelby

PROPERTY HIGHLIGHTS:

- 109± Acres
- 2 bed 2 bath cabin with finished loft
- Attached 2 car garage
- 43± Acres tillable ground
- \$125/ac cash rent/yr
- 4 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 109± acres of income producing recreational ground with a beautiful cabin in Shelby County Missouri is nestled in one of the prettiest areas Northern Missouri has to offer. The cabin was built in 2007 and has been very well taken care of and comes fully furnished with beds, couches and full appliances. It is 100% turnkey and is ready to hunt this fall. It has electric, gas and water and over looks one of the most gorgeous areas you can find. The wildlife history on this property is one to behold as well and can be seen easily in the trail camera photos. It is truly one of a kind and needs to be seen in person to appreciate!

The land itself currently has 43± 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



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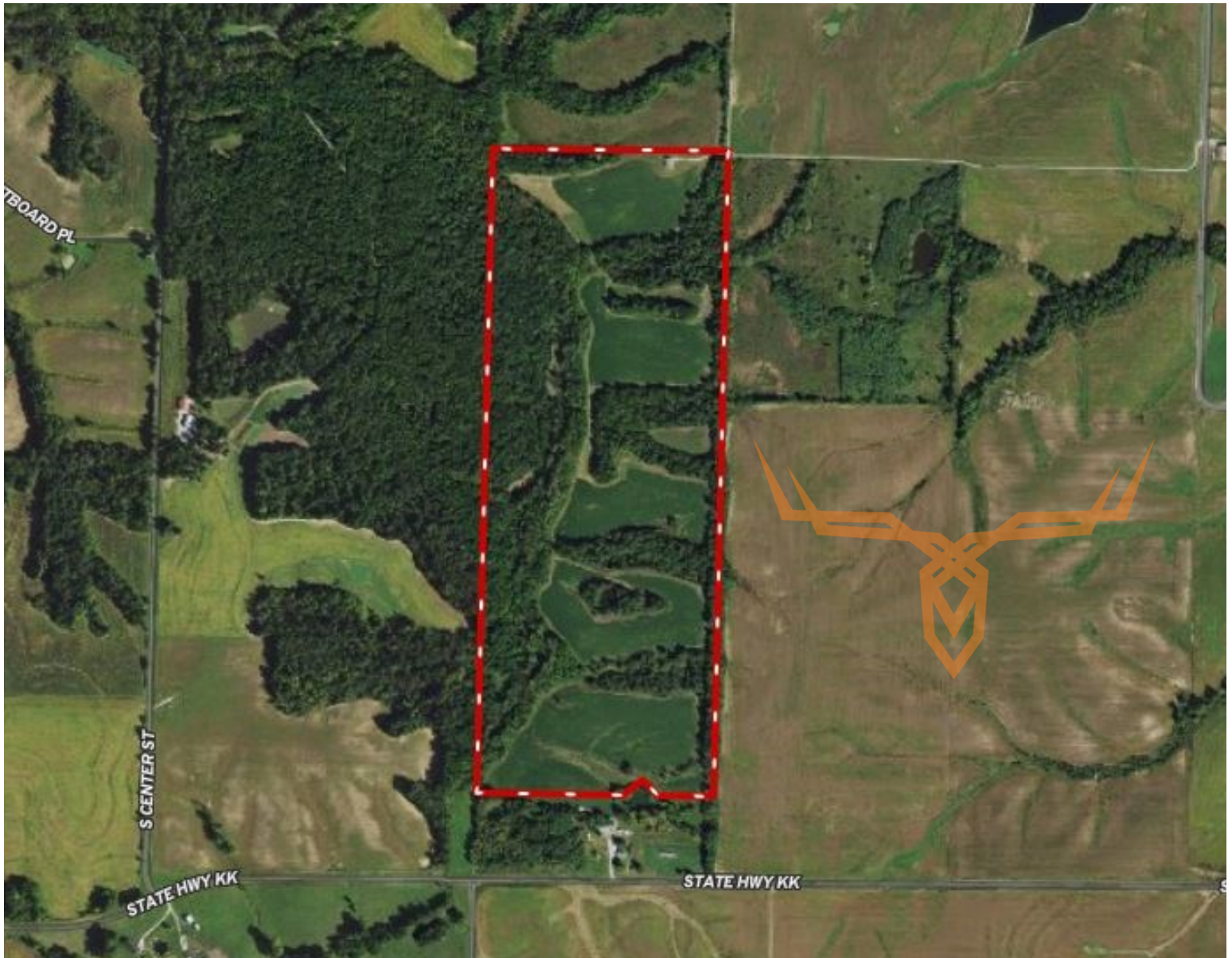
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of the trail camera history on this tract. There is a food plot on the north side of the property that has a new custom box blind to provide cover to hunters on those morning and evening sits. There is an abundance of trees and cover to help hide those 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.



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