



Shelby County Missouri Land iAuction - Wallace Farm

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

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



BIDDING ENDS WEDNESDAY, OCTOBER 20TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Hwy W
Bethel, MO 63434

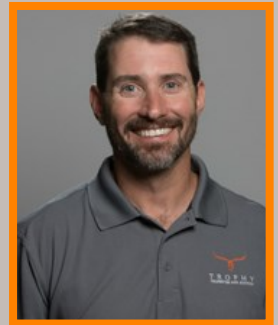
ACRES: 33
COUNTY: Shelby

PROPERTY DESCRIPTION:

Open House Saturday, October 2nd 9 AM to 11 AM.

Bidding ends Wednesday, October 20th at 10:00 AM.

These 33± flat to gently rolling wooded acres are conveniently located on Highway W 5.6 miles north of Highway 168, 46 miles from Hannibal, and 135 miles from the Chesterfield Valley. Improvements on the land include a rustic 1 room cabin perfect for overnight stays with electricity, window AC, stove, and refrigerator, and small storage shed. Other improvements include rural water, a small pond, and a nice cleared opening near the creek which would be ideal for a food plot. Nice mature hardwoods and abundant wildlife round out this great hunting and recreation tract. If you're looking for that weekend getaway or new homesite be sure to check this Shelby County gem out! Tracts this size with highway frontage, electricity, and rural water on site are hard to find.



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

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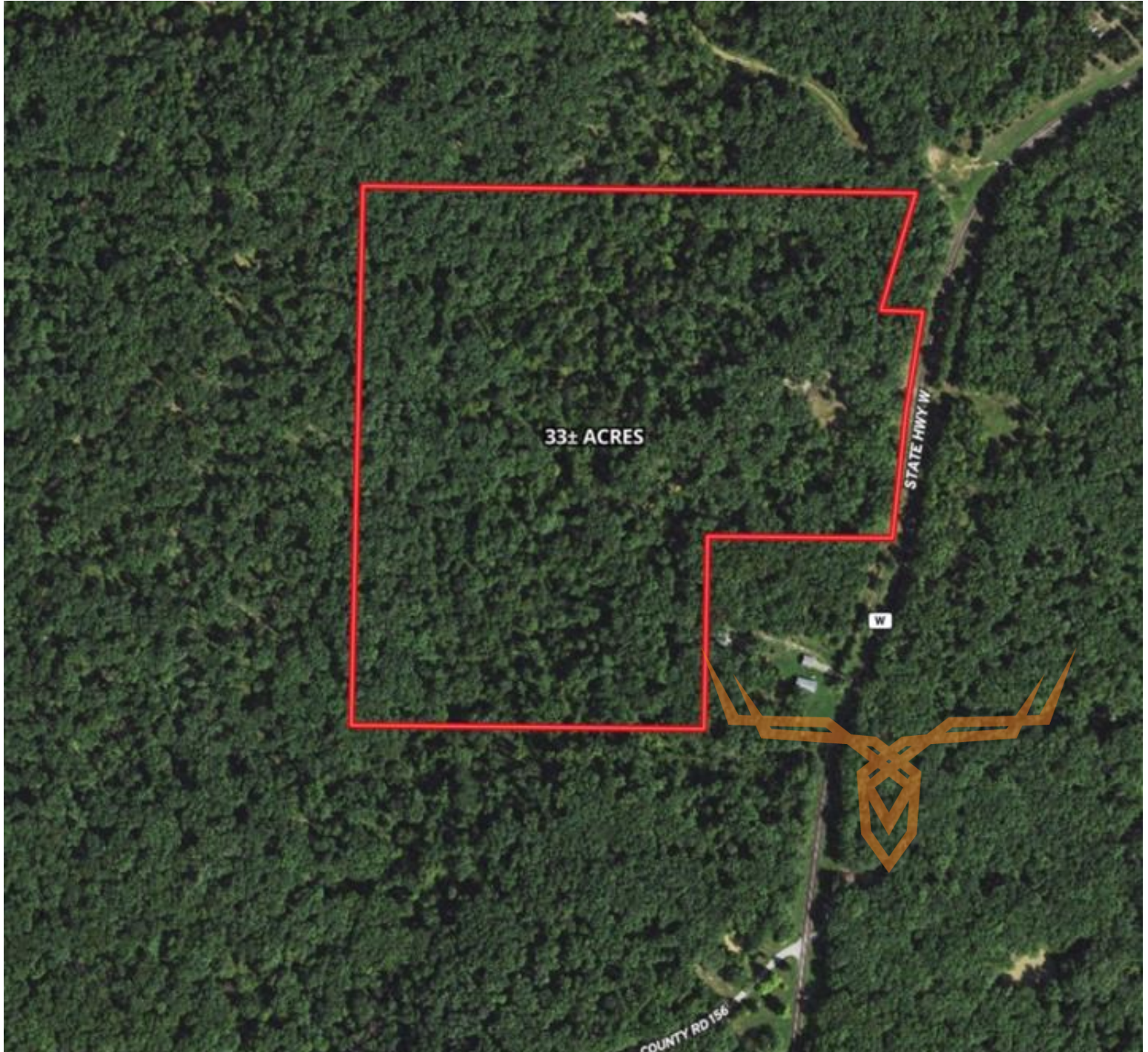
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.