



Shelby County Missouri Land iAuction - Light Farm

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

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



BIDDING ENDS THURSDAY, JULY 14TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Shelby 150
Bethel, MO 63434

ACRES: 70±
COUNTY: Shelby

PROPERTY DESCRIPTION:

These 70± acres are conveniently located 1 mile west of the Heartland Community and 6.5 miles north of Bethel. There is 60± acres of highly productive cropland with soils consisting mostly of Mexico and Leonard silt loams. The balance of the land is wooded draws, ponds, and nice creek that leads into the Tiger Fork. The wooded draws and creek are ideal travel corridors and bedding areas for the whitetail deer in the area. If you're looking for a nice hunting and recreation tract with income, be sure to check the Light farm out. Rural water and electricity are at county road 150 along the northern boundary of the farm.



PRESENTED BY:

ADAM GANDER

Land Specialist

M: (660) 651-9728

P: (855) 573-5263 x717

E: gander@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.TrophyPA.com

leads@trophyapa.com

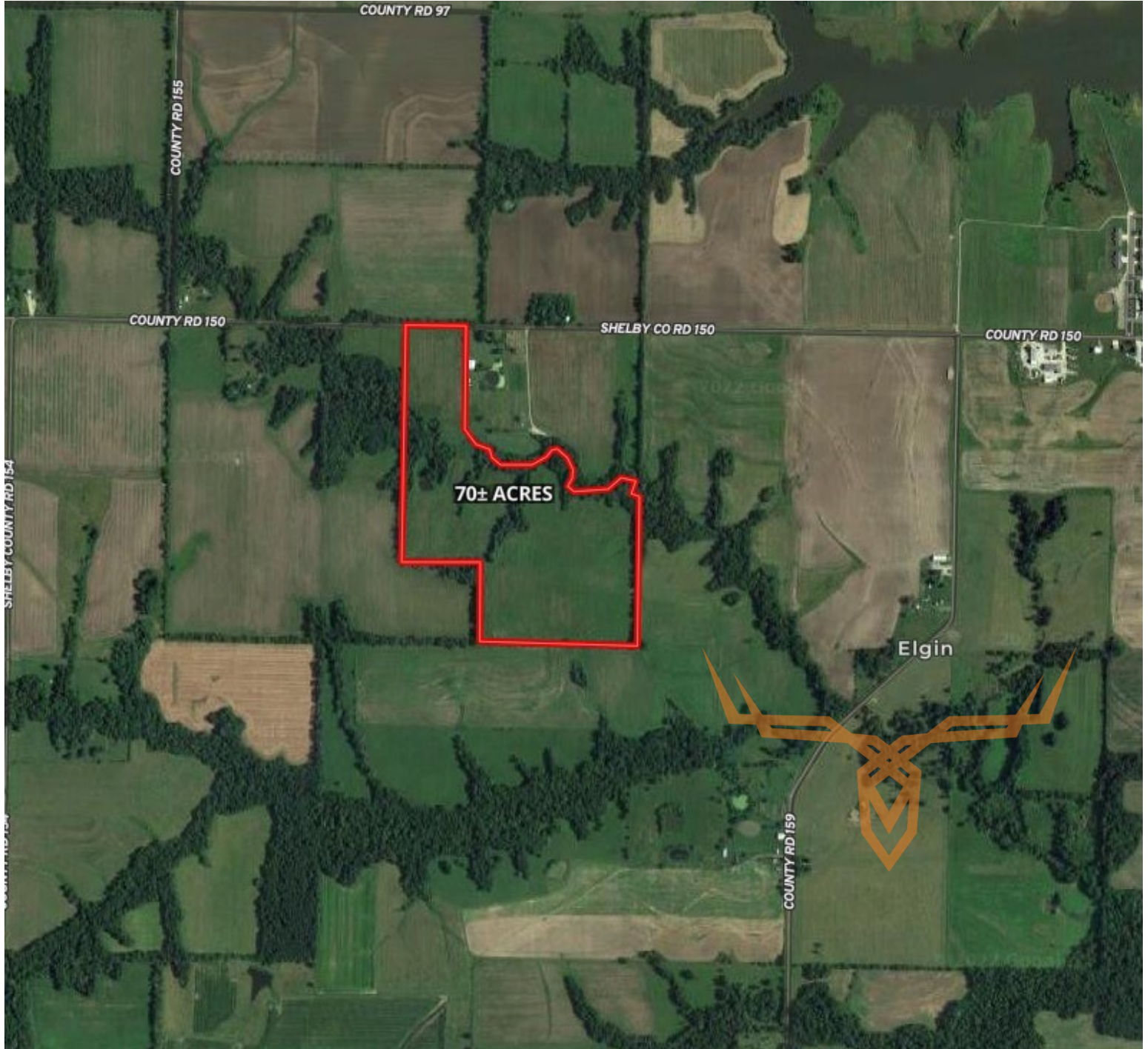




Shelby County Missouri Land iAuction - Light Farm

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

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



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.