



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

Shelby County Missouri Land for Sale —Bober Farm

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



PROPERTY ADDRESS:

7448 Shelby 156
 Bethel, MO 63434

PRICE: \$419,000

ACRES: 30.5

COUNTY: Shelby

PROPERTY HIGHLIGHTS:

- 30.5 surveyed acres
- 2,400 Sq. Ft. 3bed/3 bath Shouse
- Hunting & fishing
- 5± acre stocked lake
- 8.64 acres income producing CRP ground
- Mac's floating doc

PROPERTY DESCRIPTION:

These 30.5 surveyed acres are a must see. This flat to gently rolling farm has 8.64 acres of CRP with an annual payment of \$1,360 and has been reenrolled for another 10 years with the new annual payment of \$1,671. The Seller will retain the last payment of \$1,360 which is paid September 30, 2024, and the renewed contract will be assigned to the new owner at closing. Along with the CRP are wooded draws and a beautiful 5± acre stocked lake with bass, bluegill, red ear, and catfish. The lake also features a newer Mac's floating dock making swimming and floating enjoyable. Hunting, fishing, swimming, recreation, and more.

Wait there's more! How about a 40'x 80' shouse with a 40'x 60' finished area built in 2013 featuring 3-bedrooms, 3-bathrooms, and an open living/kitchen area. The north side of the shouse has a covered porch area overlooking the lake making this a prime spot for early morning coffee. The finished area has a 4" concrete floor and the 20'x 40'



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2 car garage/shop has a 6" concrete floor. The house sells with all appliances including an electric refrigerator, range, dishwasher, and washer/dryer. The furnace is propane gas, and a wood stove is also included. The utility companies are Shelby County Rural Water, Lewis County Rural Electric, Mark Twain Rural Telephone and Fiber. A lagoon with cleanouts serves as the sewer system and has operated flawlessly over the years.

Current hunting lease of 110± acres will convey to the Buyer at closing with termination date of August 31, 2028 at no additional cost.

2023 Real Estate taxes were \$1,063.00.

Property types such as this are the most sought-after properties in the last 48 months. Don't miss out! Schedule your private tour today!



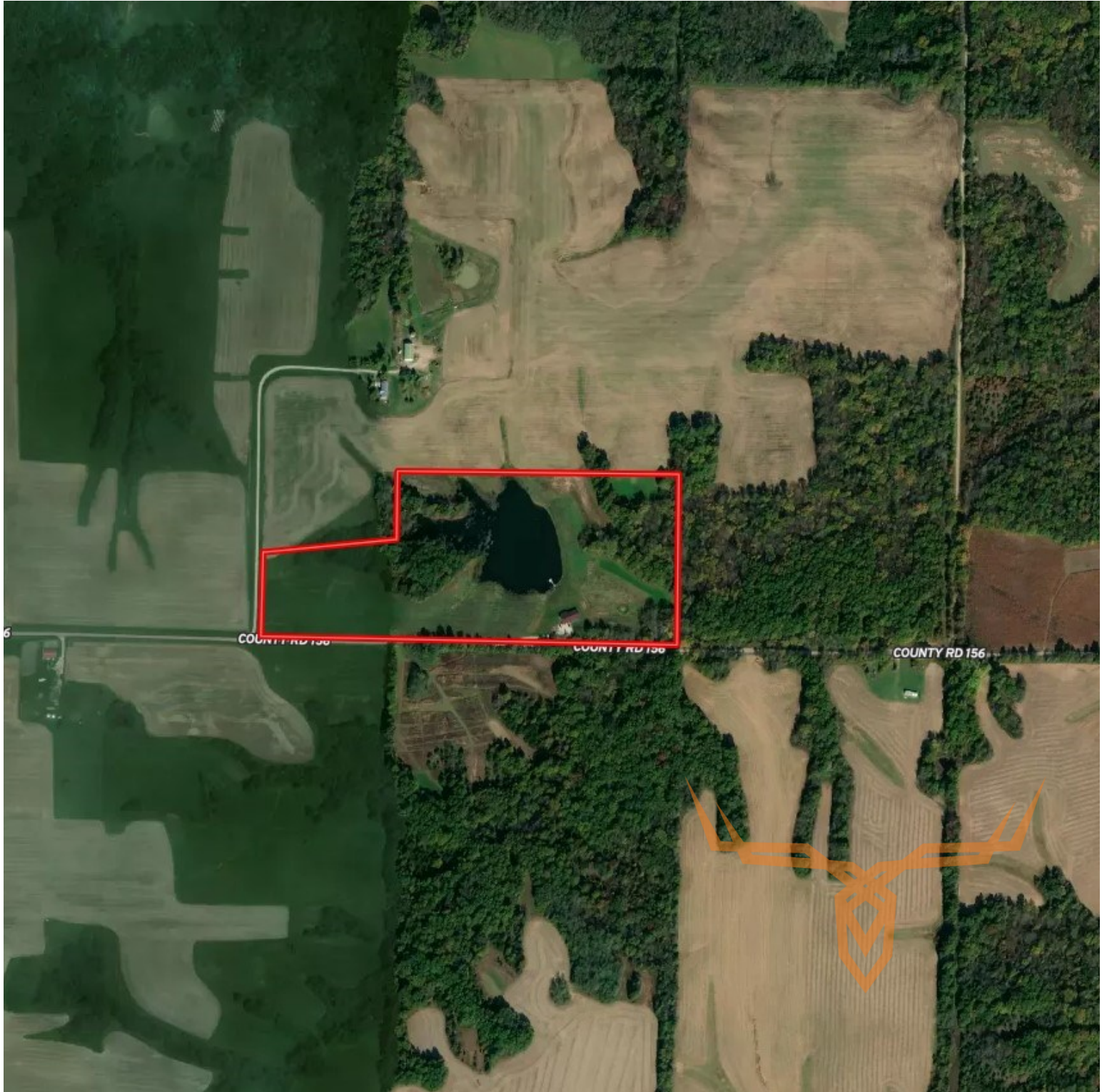
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