



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

40± Acre Mixed Use Tract for Sale - Shelby County

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



PROPERTY ADDRESS:

9376 Shelby 260
Emden, MO 63439

PRICE: \$255,000

ACRES: 40±

COUNTY: Shelby

PROPERTY HIGHLIGHTS:

- 40± acres
- Electric and rural water onsite
- Hunting and income producing tillable
- Pond
- Pole building with partial finished area

PROPERTY DESCRIPTION:

Don't miss your opportunity to own this 40 acre mixed use tract located 2 miles Northeast of Emden. This property has recreational appeal with cropland return. So you can receive income while chasing that big buck or tom! There is a 30'X38' pole building on the property. Half of the building is finished with a half bathroom, a kitchen area, and an open living area. The remaining half is an open garage area. The building has electric, plumbing as well as both wood and propane heat. There is a 12'X38' lean-to, with a concrete floor, on the West side of building. North of the building is a trail that leads back to a pond with a dock. With county road frontage along the entire South border, what more could you ask for? Smaller combination tracts like this don't come up for sale often, so don't wait!



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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