



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

120 +/- Acres Shelby County Missouri Land for Sale

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



PROPERTY ADDRESS:

00 Shelby County Road 156
Emden, MO 63439

PRICE: \$408,000

ACRES: 120

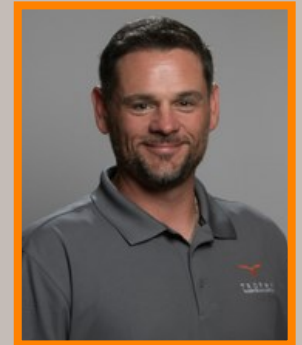
COUNTY: Shelby

PROPERTY HIGHLIGHTS:

- 120 +/- acres
- Gently rolling terrain
- 53 acres CRP ground
- Timber ground
- Income producing
- Hunting Opportunities
- Missouri Land for Sale
- Missouri Hunting Land for Sale
- Shelby County Land for Sale
- Shelby County Hunting Land for Sale

PROPERTY DESCRIPTION:

These 120+/- flat to gently rolling acres are easily accessible just ½ mile west of State highway W on Shelby County Road 156. The land is comprised of approximately 53 acres of CRP with the balance in timber and wooded draws. The total CRP payment is approximately \$8,728.00 and expires on September 30, 2026. There's ample wildlife on the farm and in the surrounding area making it an ideal hunting and recreation tract.



PRESENTED BY:

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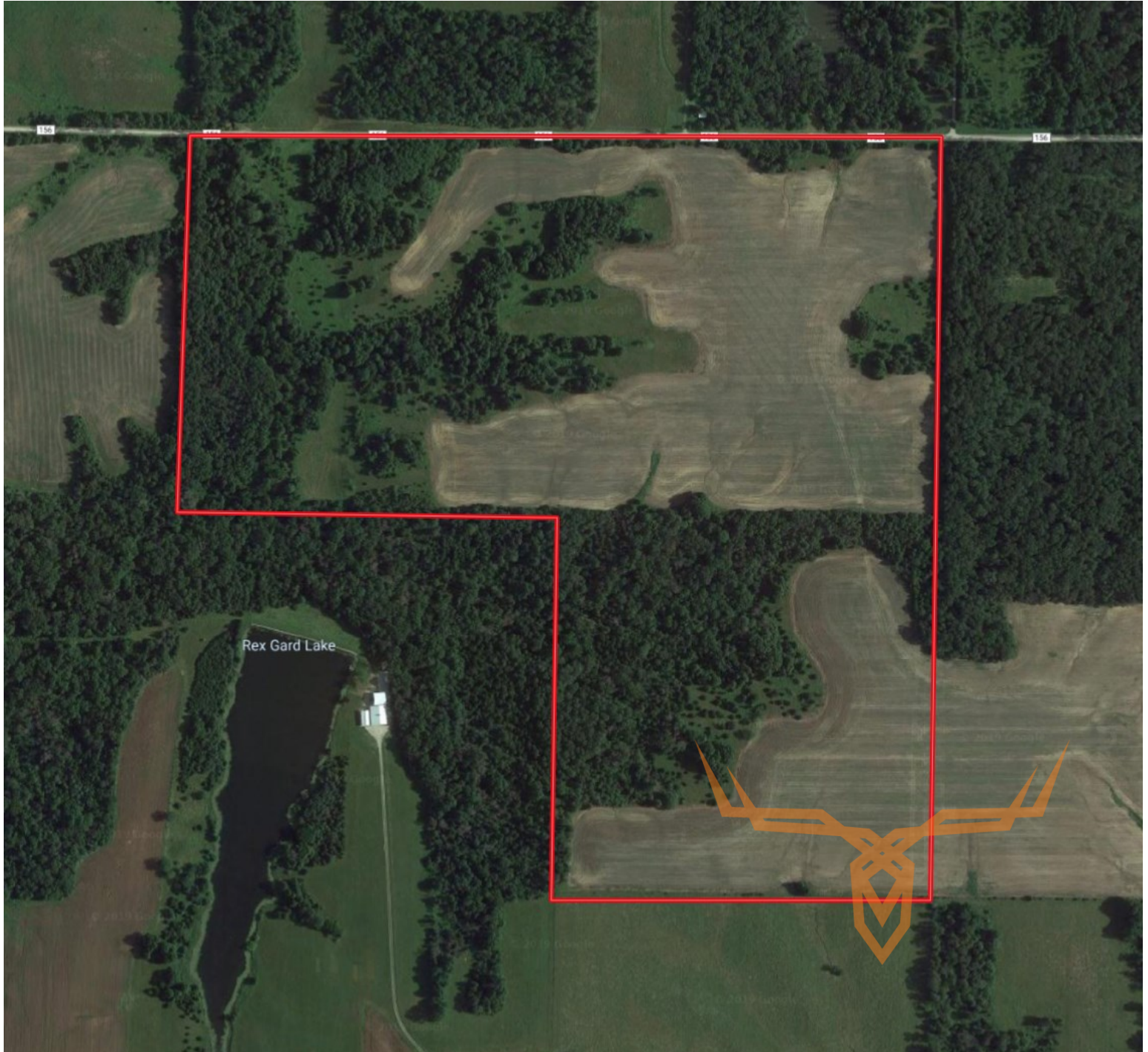
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals