

7894 Shelby 156, Bethel, MO 63434

These 22.6 flat to gently rolling acres are conveniently located ½ mile west of State Highway W on Shelby County Road 156. The property consists of mature hardwoods, 4± acre stocked lake, 30x35 machine shed with concrete floor, and a beautiful country home consisting of 3 bedrooms, 2.5 bathrooms, 2 car attached garage on a full basement. The county shows the home being built in 2000 and is approximately 1,798 sq ft on the main level. Many updates have been made since 2021 and are listed below.

The Bober property is the true meaning of country living. The house is encompassed by mature hardwoods overlooking the serene lake and totally hidden from the county road. If you want to escape the hustle and bustle of city life, be sure to check out the Bober property. You won't be disappointed. It's truly move in ready with lots of furniture included with the sale.

For more information call or text **Jason Wallingford (314) 882-6971** or **Jason Chinn (573) 514-9368**.

Property Highlights & Updates:

- Temp controlled garage
- Garage floor sloped to drains
- New roof, gutters, and downspouts 2021
- First floor interior painted 2021
- New light fixtures 2021
- New wired smoke detectors 2021
- Updated screened in back porch/deck with ceiling fans – Lake View!
- Geothermal heating and cooling (wells)
- Wired to the outside of house with fiber optic communication
- Gated entry with remote controls
- Dusk to dawn lighting
- Furniture and TV to transfer with sale – See items listed below.
- Lake is believed to be stocked with Bass, Blue Gill, Catfish, and Crappie

INCLUDED Furniture:

- Master Bedroom:
 - Bed including mattress & bed frame
 - Dresser
 - Nightstands
 - Wall table
- Spare Bedroom #1:
 - Bunk bed with roll out & mattress'
- Spare Bedroom #2:
 - Bed including mattress and frame
 - Nightstand

- Kitchen & Living area:
 - Kitchen table and chairs
 - Television
 - Cabinet under television
 - 2 Leather chairs
 - 1 Sofa
 - Entry hutch with jacket hooks
- Basement:
 - 1 King Bed with frame

The following items are specifically EXCLUDED and will not transfer with sale:

- Spare bedroom #1 crib
- Master bedroom artwork
- Contents within drawers, cabinets, and furniture
- Temp controlled wine cabinet
- All contents inside barn, garage, and basement