

FOR SALE

Mix of Timber & Grassland • Top Notch Hunting
Potential Building Site • County Road Frontage

32± ACRES

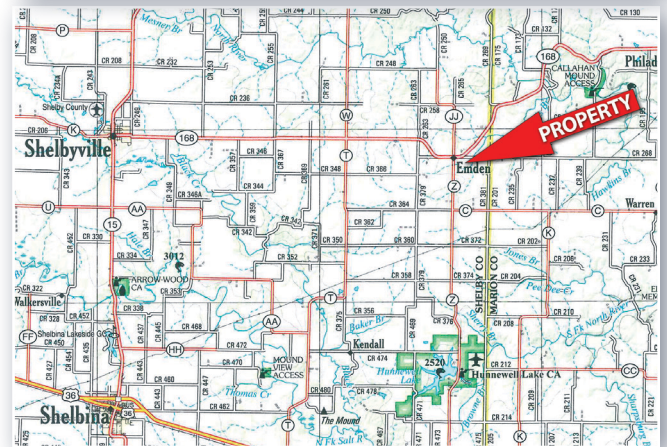
Here is a rare opportunity to own a piece of Shelby County's small recreational tracts with ultimate location. The farm is located just east of Emden, MO along Shelby County Road 370.

The farm consists of 32 acres m/l with a great mix of timber and grass fields. This farm is made up of rolling grassland and meadows along with large mature timber. This farm will provide top notch hunting along with a great build site with utilities available and its location being less than a half mile to blacktop. In its current state, it could be viewed as a blank canvas to the serious sportsman with it being a small tract that connects to big timber.

The draws coming into the hay fields along with the rolling timber and food plot possibilities; this farm provides the ultimate makeup for giant bucks and longbeards.

These tracts are hard to find and it is definitely one that you want to check out.

EMDEN, MISSOURI SHELBY COUNTY



Asking Price: \$212,800

Please call Scott Gander at 660-676-1479
to set up a private showing.

PEOPLES
LAND COMPANY LLC

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