

Missouri Income Farm for Sale

Shelby County, MO

www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

00 Hwy Z
 Emden, MO 63439

PRICE: \$2,140,000

ACRES: 320

COUNTY: Shelby

PROPERTY DESCRIPTION:

Shelby County, MO farm for sale covers 320 +/- acres including 265 acres of tillable ground. Irrigated Missouri farm near Hunnewell Lake contains live water, some outbuildings and road frontage on three sides. Northeast Missouri farm features highly-productive soils and great building sites for residential or expanding farming operation.

Within Shelby County there's ample business, education and recreation. Hunnewell Lake Conservation Area contains a 228-acre lake, 75 acres of mature forest and a fish hatchery producing 700,000 fish annually within its 1,905 acres. The Mississippi River, Quincy, Illinois and St. Louis are also all accessible from this farm for sale in northeast Missouri.

PROPERTY HIGHLIGHTS:

- 320 +/- acres
- 265 acres tillable ground
- Outbuildings
- County road frontage on 3 sides
- Possible building sites
- Highly productive soils



PRESENTED BY:

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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

TAXES: \$1,048
TAX YEAR: 2017

