



# Shelby County Missouri Land iAuction - Javaux Farm

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

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**PROPERTY ADDRESS:**  
7002 Shelby 352  
Shelbina, MO 63468

**ACRES:** 98  
**COUNTY:** Shelby

## AUCTION DETAILS:

**Property Preview Saturday, January 21st 10AM to Noon.**

**Bidding Ends Tuesday, February 7th at 10AM.**

These 98± flat to gently rolling acres are conveniently located 9 miles northeast of Shelbina and an easy 1 hour 45-minute drive from Wentzville. The Farm Service Agency figures 29 acres of cropland with the soils consisting mostly of Mexico and Leonard silt loam. The land offers excellent deer and turkey hunting and recreation along Black Creek. The mature woods consist of a mixture of Oak and Walnut. Also included is a cozy 2bd-1ba cabin with game room, laundry, storage, and kitchen/living area, storage shed and an older barn.

**Tract 1:** 40± acres with Cabin, storage shed, mature woods, Black Creek, and approximately 10 acres of productive cropland.

**Tract 2:** 58± acres with an older barn, mature woods, Black Creek, and approximately 19 acres of productive cropland.



**PRESENTED BY:**

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.