

# ABSOLUTE SHELBY COUNTY

## Real Estate Auction

**MONDAY, NOVEMBER 29, 2021 AT 10 AM**

**AUCTION LOCATION: American Legion Hall  
520 East Maple Street in Shelbina, MO 63468**

PROPERTY LOCATION: From Shelbyville, MO take Highway 168 east 7 miles to Highway W, turn left, go north 6 miles to Tract 1 and 2 on the right. To get to Tract 3, continue on Hwy. W north 2.5 miles to County Road 179, turn left, go about 100 yards to County Road 158, turn and go west 3/4 mile to farm on the left, at the end of county road maintenance

### **SELLING 261 +/- ACRES IN THREE TRACTS LOCATED IN TOWNSHIP 59N, RANGE 9W, SECTIONS 17 AND 28 IN SHELBY COUNTY, MO**

**TRACT 1:** Consists of 60+/- Acres that has Highway W road frontage all along the west side of the tract. The tract is all wooded except for a small open area in the northeast corner of the tract. Rural water is approximately 1/2 mile south of the tract on Highway W.

**TRACT 2:** Consists of 140 +/- Acres with approximately 49 acres open and tillable according to the Shelby County FSA Office, the tillable acreage is currently in soybeans. The balance of the tract is wooded and there is a Tiger Fork Creek running along the east side of the tract. This tract will be accessed off Highway W in the northwest corner of the tract. Rural water comes to within 1/2 mile of this tract on the south along Highway W.

**TRACT 3:** Consists of 61 +/- Acres with 27.02 acres open and tillable according to the Shelby County FSA Office, the balance of the tract is wooded and there is a creek running across the south end of the tract. This tract will be accessed off County Road 158 that runs along the north side of the tract. Rural water is available at the end of where County Road 158 is maintained.

## **SELLERS: MARY DOUGLAS & WISEMAN TRUST**

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FOR MORE INFORMATION CALL  
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