

FOR SALE: 40+- Acres Shelby County MO

Managed Professionally for Deer, Turkey & Wildlife



Don Bailey

Broker Associate

Cell: 618-919-1031

[dbailey@buyafarm.com](mailto:d Bailey@buyafarm.com)

Steeleville Office

Office: 800-357-4020



buyafarm.com

PROPERTY DETAILS (MO89AL)

Address: Corner of Hwy DD & Rte 515, West of Maud MO

List Price: \$240,000

This 40-acre gem is an oak savanna that has been recently logged. The grass understory is responding with natural regeneration making some prime whitetail bedding habitat. Access roads have been installed along the perimeter as to not disturb the majority of the cover. One large, centrally located food plot has been established ensuring that there is a predictable flow of deer traffic towards this one food source. Brush blockades have been created to help manipulate deer traffic within bow locations. The property can be hunted with many different wind directions with the food source being most huntable with northerly winds. There is good deer in the area along this creek bottom, with recent property changes making this particular property shine. Wes Delks, property consultant for Higgins Outdoors, laid out the management plan for this property to improve the holdability and huntability of this 40-acre whitetail gem.

Pin #021-13-06-000-00-02.02

SW 1/4, SW 1/4, Section 23, Township 56N - Range 12W

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