


Business Potential or Recreational Retreat
000 Clementine Outer Road
Newburg, MO 65550

\$597,000
178± Acres
Phelps County

 **Dustin Lewis**
417-839-1899

+
LOCATION
=



OPPORTUNITIES



Quick Facts

- 178 m/l acres
- Interstate 44 access
- Huge development potential
- Multiple Entrances
- Under 2 hours to downtown St. Louis



Business Potential or Recreational Retreat Newburg, MO / Phelps County

SUMMARY

Address

000 Clementine Outer Road

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

Hunting Land, Recreational Land, Undeveloped Land, Commercial, Horse Property, Lot, Business Opportunity

Latitude / Longitude

37.869256 / -92.016677

Taxes (Annually)

118

Dwelling Square Feet

0

Acreage

178

Price

\$597,000

Property Website

<https://mossyoakproperties.com/property/business-potential-or-recreational-retreat-phelps-missouri/65176/>



Business Potential or Recreational Retreat Newburg, MO / Phelps County

PROPERTY DESCRIPTION

Acreage + development potential + location = a plethora of opportunities! With 178 +/- acres available, this is a perfect opportunity to invest within an ideal location close to Rolla or an easy drive to and from St. Louis or Springfield, Mo. There is a mixture of timber and open pasture, as well as a pond located on the west side of the property to draw in wildlife. Sitting just off Interstate 44, this property is easily accessible with J highway frontage on the west side and road frontage on the north side. Electric is onsite. This property has so much to offer with ample opportunities to make your dreams a reality.

This property consists of two separate tracts of land. One tract is just over 99 acres and sits on the northern half of this property. It could be purchased separately for \$397k.

The second tract of land is over 78 acres and sits on the southern half of the property. It could be purchased for \$317k.

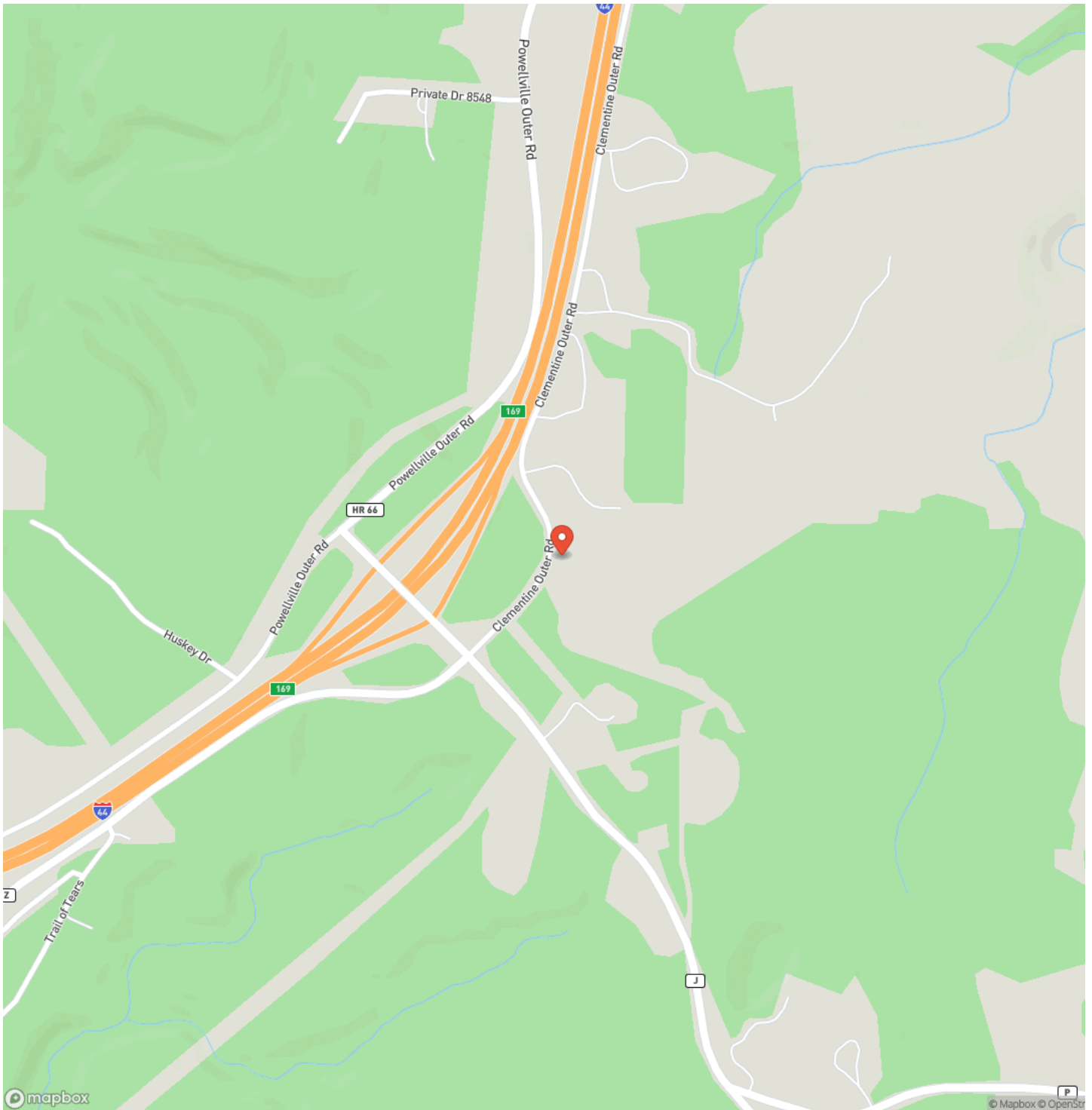
To find out more about this property or others call or text Dustin Lewis at [417-839-1899](tel:417-839-1899) or email at Dlewis@mossyoakproperties.com

<https://www.mossyoakproperties.com/agent/dustin-lewis/>

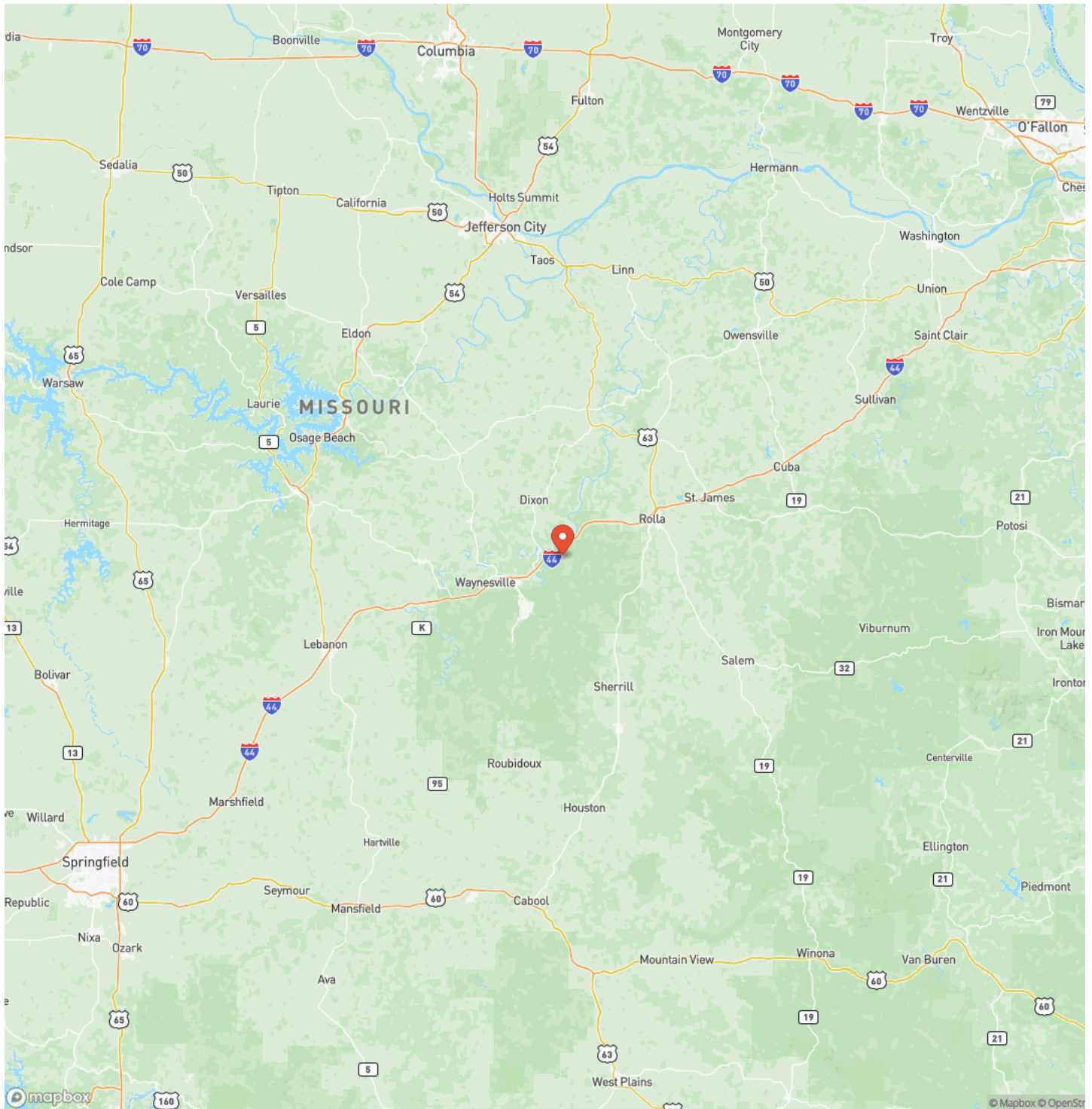
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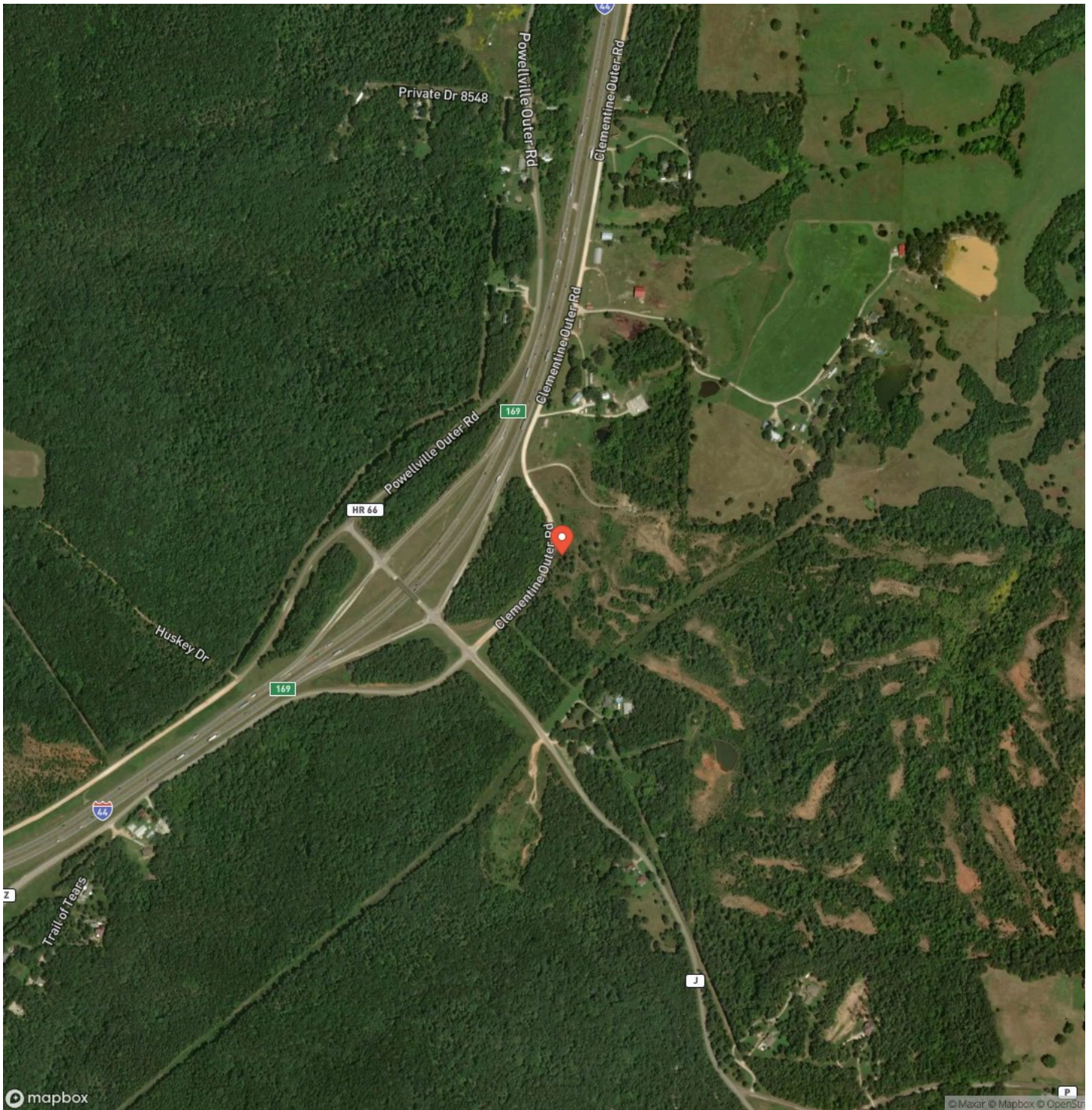
Locator Map



Locator Map



Satellite Map



Business Potential or Recreational Retreat

Newburg, MO / Phelps County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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