


Dreams & Opportunity.....
16000 State Route J
Newburg, MO 65550

\$337,000
100± Acres
Phelps County

LOCATION.. LOCATION..

 **Dustin Lewis**
417-839-1899

Facts & Features

- ✓ Unlimited Possibilities
- ✓ 100 +/- Acres
- ✓ I44 Access
- ✓ 40k+ acres of Mark Twain Forest nearby



Dreams & Opportunity.....
Newburg, MO / Phelps County

SUMMARY

Address

16000 State Route J

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

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

Latitude / Longitude

37.866471 / -92.013889

Taxes (Annually)

69

Dwelling Square Feet

0

Acreage

100

Price

\$337,000

Property Website

<https://mossyoakproperties.com/property/dreams-opportunity-phelps-missouri/65190/>



Dreams & Opportunity.....
Newburg, MO / Phelps County

PROPERTY DESCRIPTION

Acreage + development potential + location = a plethora of opportunities! With just shy of 100 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. Sitting just off Interstate 44, this property is easily accessible with J highway frontage on the west side and another access point on the north side. Electric is onsite. This property has so much to offer with ample opportunities to make your dreams a reality.

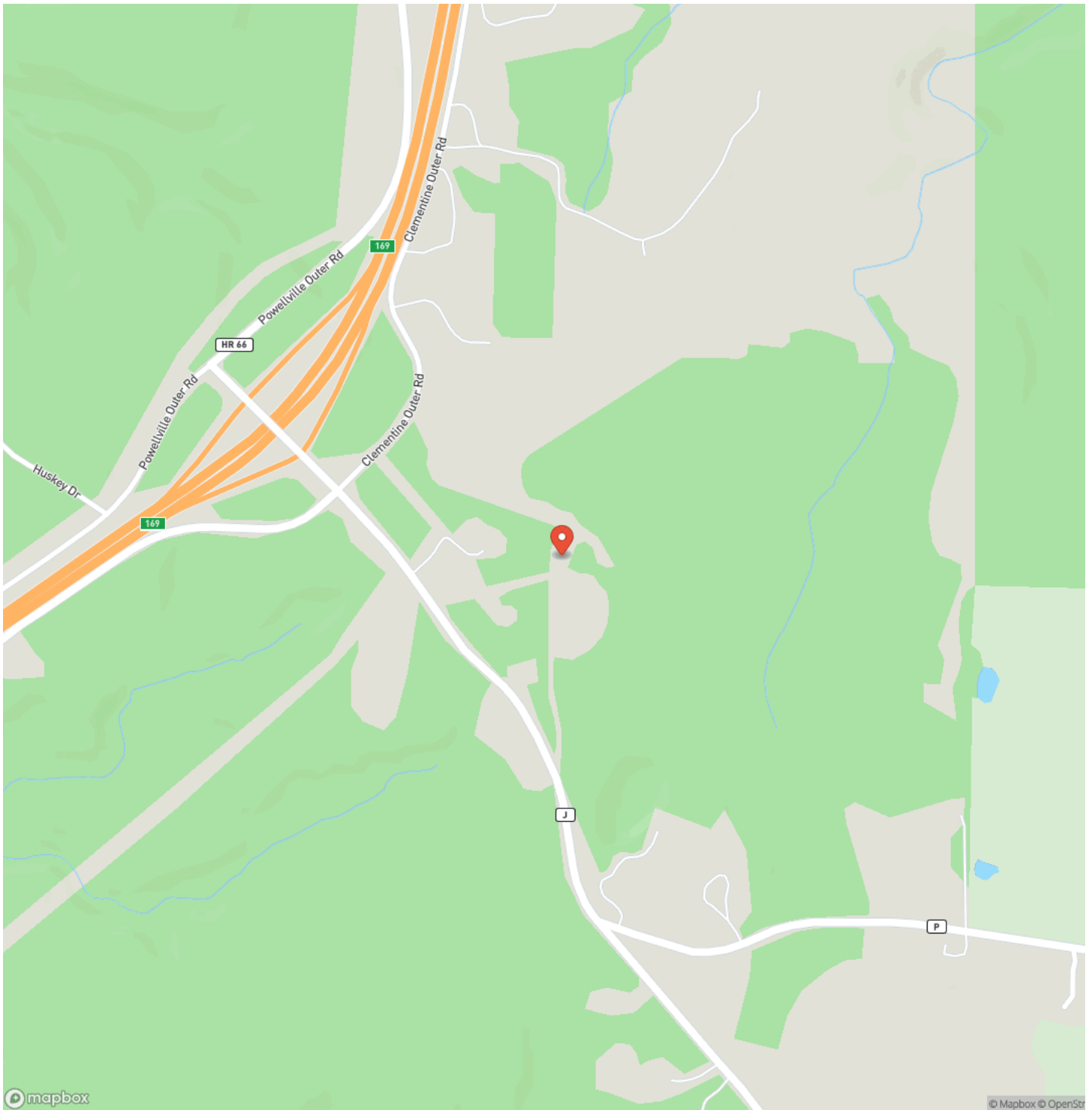
To find out more about this property and others like it call or text Dustin Lewis at [417-839-1899](tel:417-839-1899) or email Dlewis@mossyoakproperties.com

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

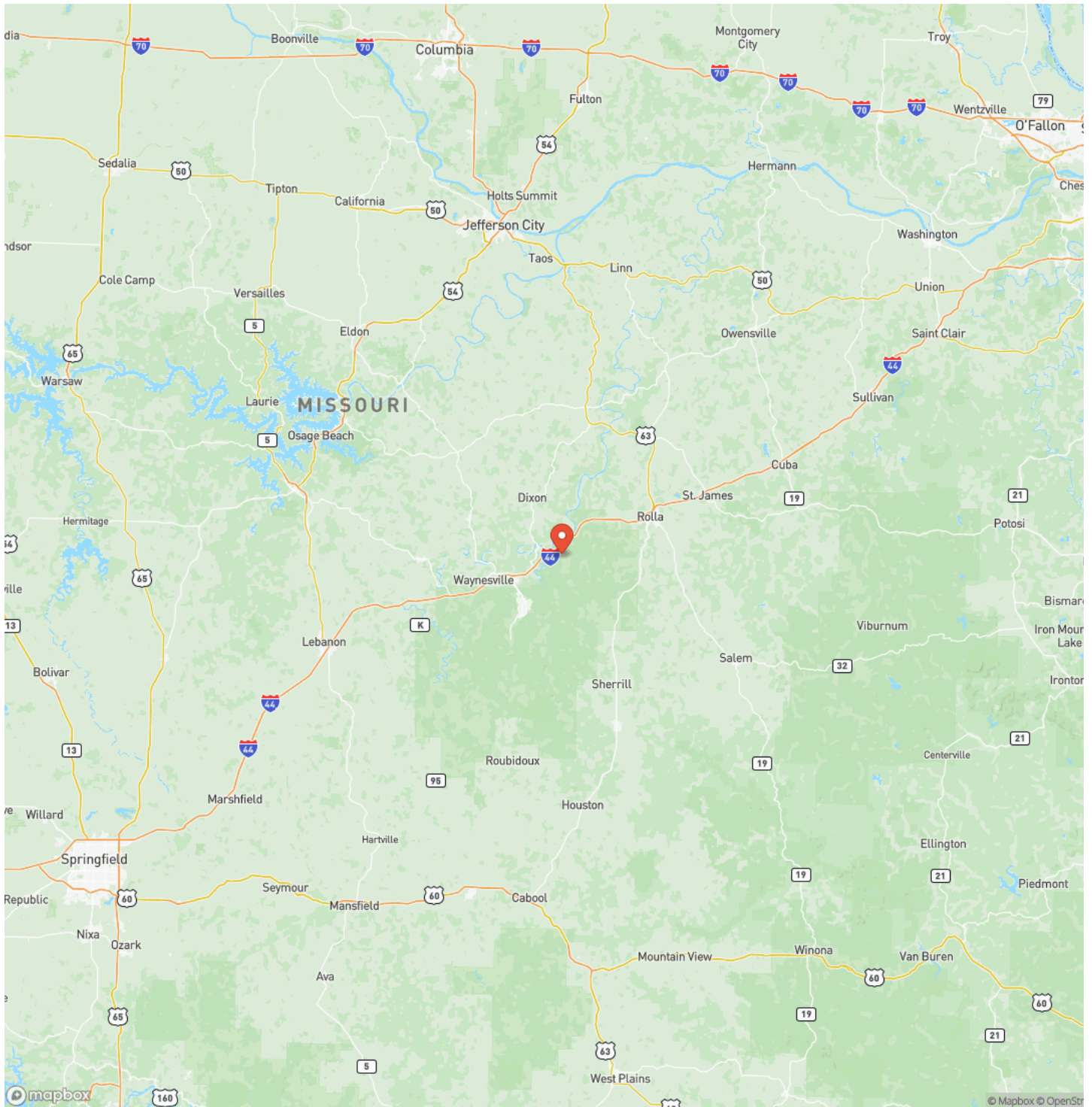
Dreams & Opportunity.....
Newburg, MO / Phelps County



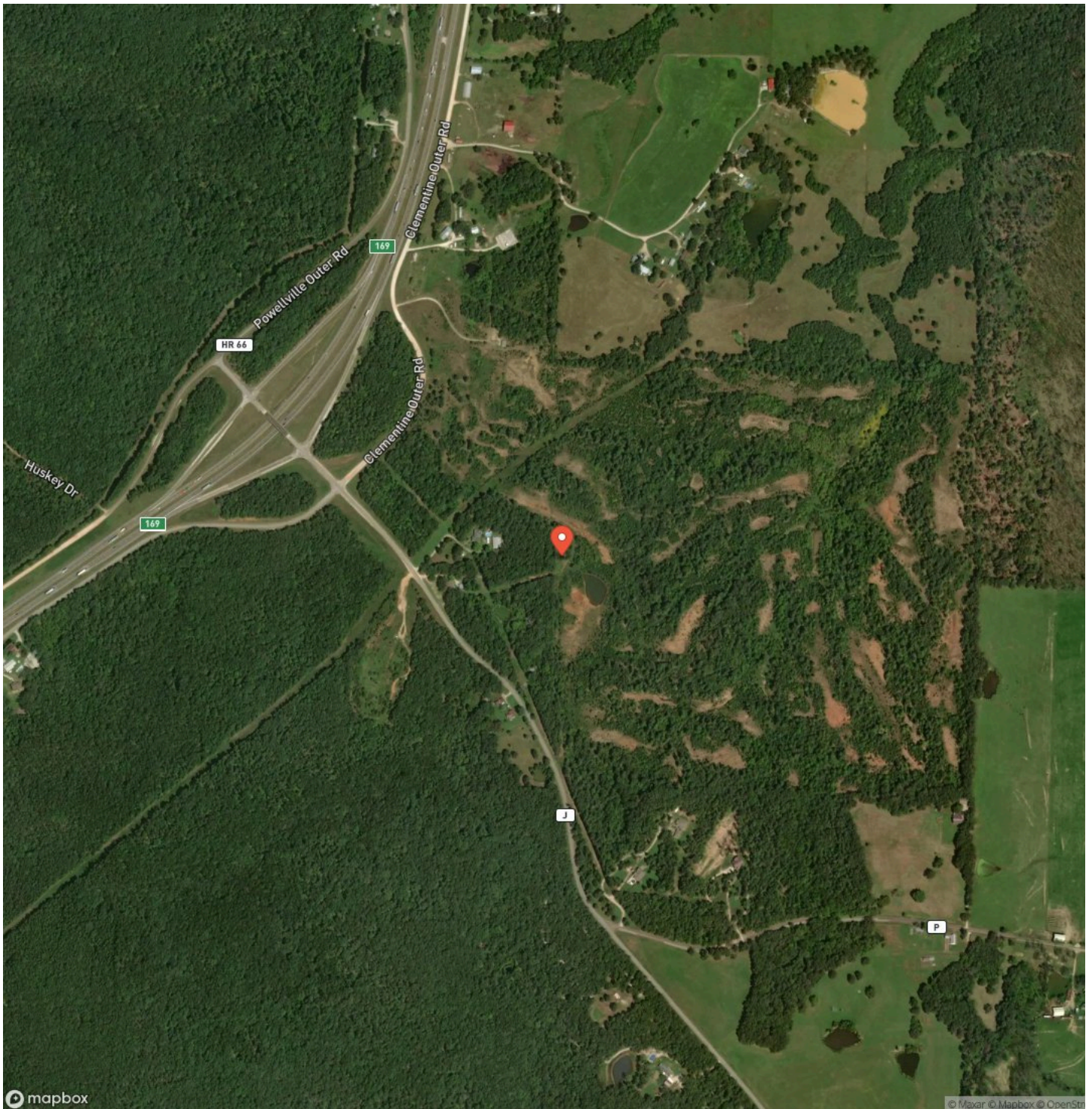
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lewis

Mobile

(417) 839-1899

Office

(417) 934-5263

Email

dlewis@mossyoakproperties.com

Address

412 W US 60 Ste E

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com
