

The Little Piney 80
16309 County Road 7250
Newburg, MO 65550

\$799,900
80± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



The Little Piney 80
Newburg, MO / Phelps County

SUMMARY

Address

16309 County Road 7250

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

Hunting Land, Recreational Land, Residential Property, Farms,
Timberland, Riverfront

Latitude / Longitude

37.86567 / -91.856147

Taxes (Annually)

458

Dwelling Square Feet

600

Bedrooms / Bathrooms

1 / 1

Acreage

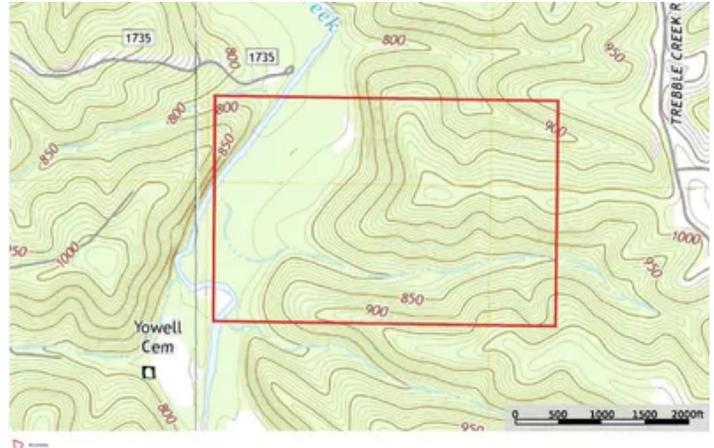
80

Price

\$799,900

Property Website

<https://livingthedreamland.com/property/the-little-piney-80-phelps-missouri/60321/>



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PROPERTY DESCRIPTION

Discover 80 pristine acres in Phelps County, MO, featuring stunning frontage along the crystal-clear Little Piney River, located in the renowned yellow ribbon trophy trout section. This section is teeming with yellow trout, making it a paradise for anglers. The property offers excellent opportunities for kayaking and canoeing. The land is adorned with mature timber and boasts a walnut tree farm in progress, with valuable plantings carefully managed by the owner. The intricate conservation value of this property is a must-see. A well-maintained pole barn provides ample storage for all your outdoor equipment and a well maintained loafing shed. Experience the breathtaking sight of the river bottom enveloped in fog at sunrise—a view that will leave you in awe. The property includes a rustic sheik well built cabin, perfect for a cozy retreat. The meticulously designed gravel driveway and trail system make navigating the property a pleasure, giving it the feel of a private park. This is an exceptional opportunity to own a piece of natural beauty with abundant recreational possibilities. This is a once in a lifetime opportunity with great building sites and views of the bottomland and bluff top views.

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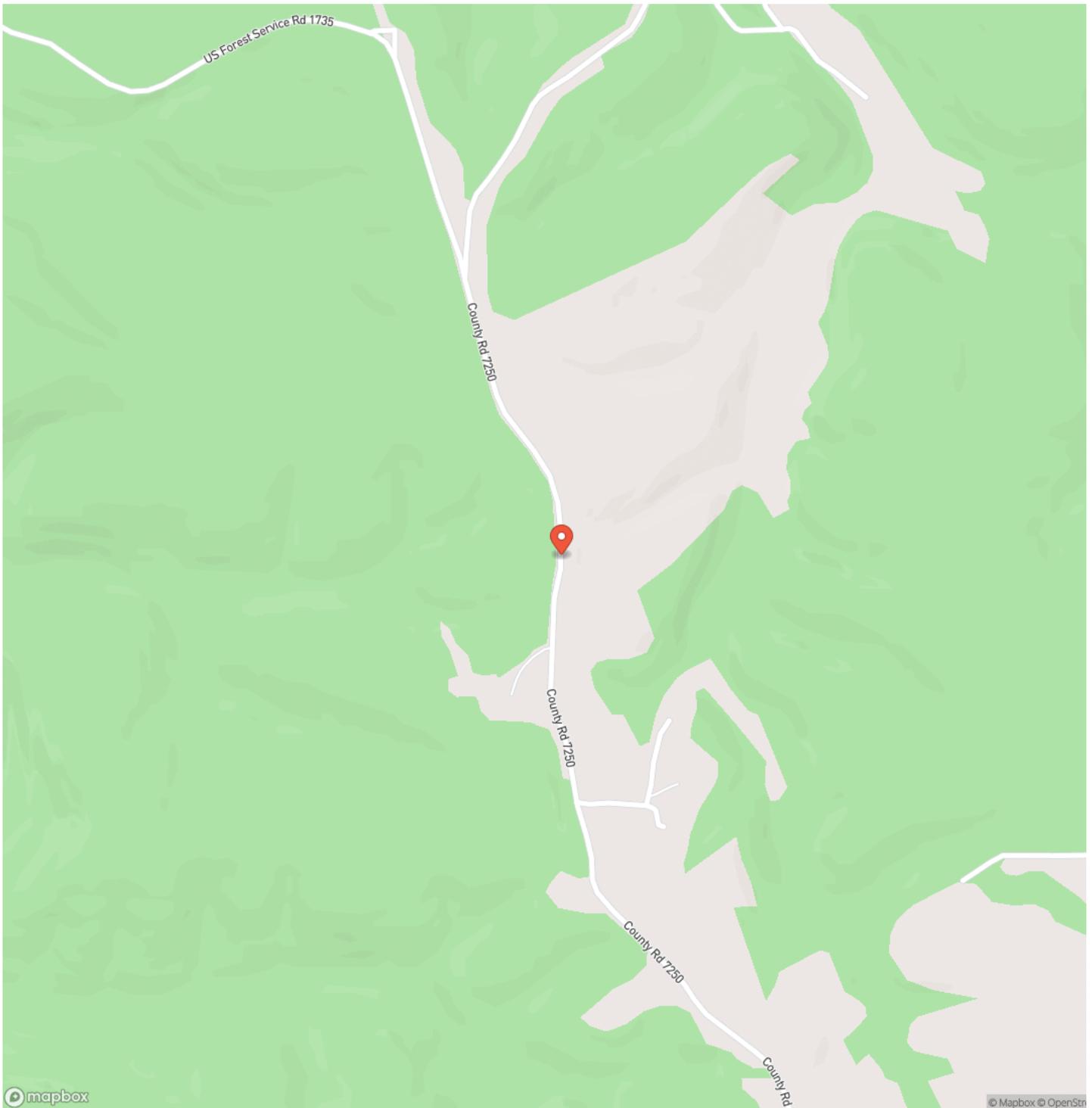


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Locator Map

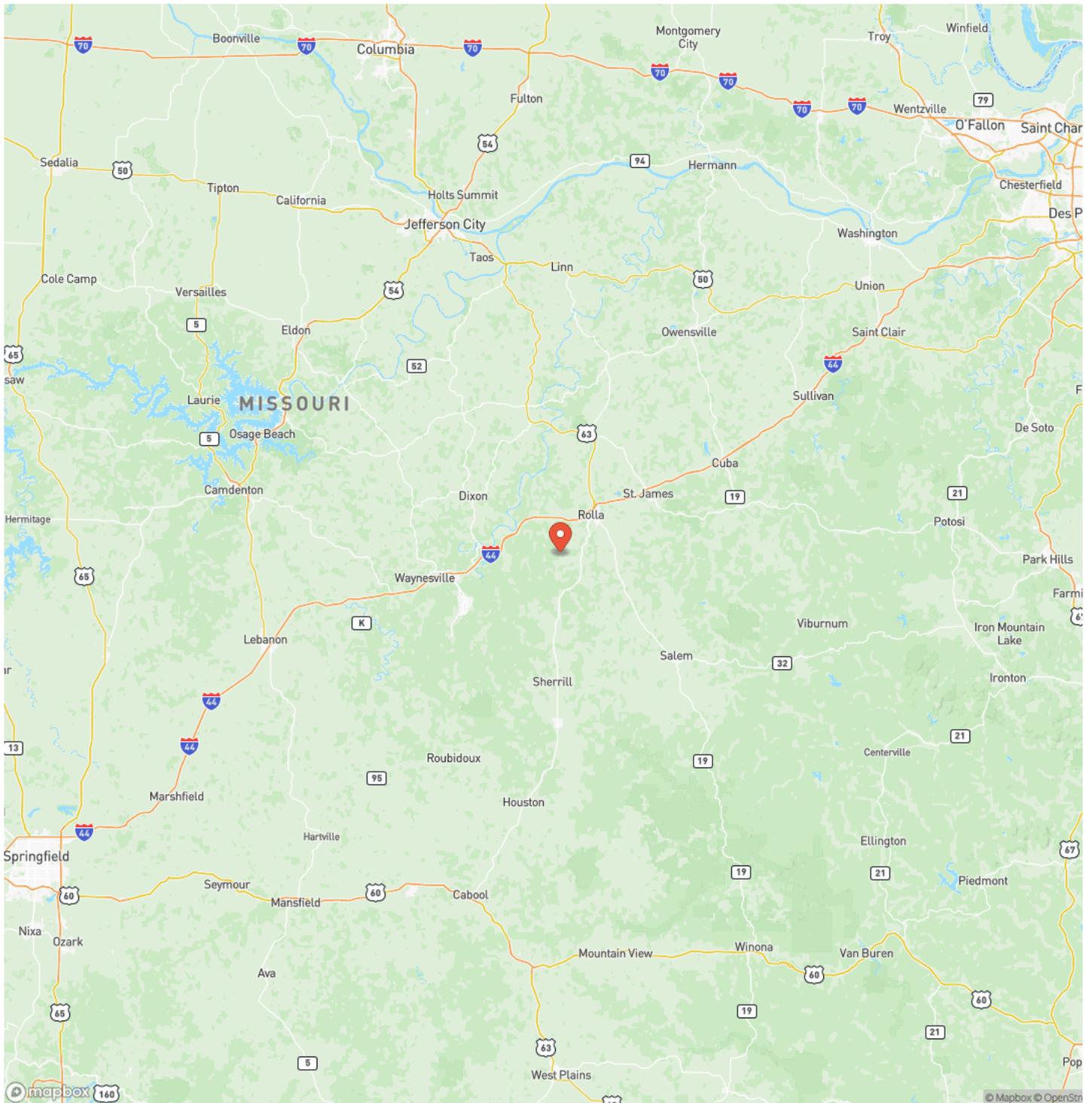


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Locator Map



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Satellite Map



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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.



Living The Dream Outdoor Properties
6484 North Service Rd.
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