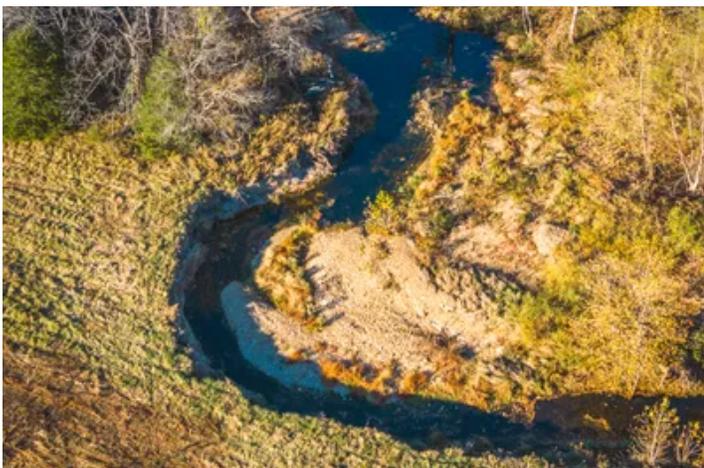


Scott Farm
19557 Private Dr. 1063
Saint James, MO 65559

\$595,000
140± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Scott Farm
Saint James, MO / Phelps County

SUMMARY

Address

19557 Private Dr. 1063

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Farms

Latitude / Longitude

38.03644 / -91.607851

Taxes (Annually)

672

Acreage

140

Price

\$595,000

Property Website

<https://livingthedreamland.com/property/scott-farm-phelps-missouri/47772/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Blessed with a prime position along the picturesque banks of Robinson Creek, this property stands as a testament to the beauty of rural Missouri living. Offering 140 acres of an impeccable blend of sprawling pastures and verdant woodlands, adorned with the majesty of mature timber, it provides a harmonious sanctuary for both wildlife and potential agricultural pursuits. Dotted throughout the landscape are various structures that hint at the rich history of the land. From the small grain silo to the sturdy outbuildings, barns, and sheds, the property bears the marks of a bygone era, ready to be revitalized into a modern haven while preserving its rustic allure. There's also 2 homes ready for renovations sold as is. The deep well ensures a consistent and reliable water supply, catering to the diverse needs of both the land and its potential inhabitants. Tucked away in the privacy of St. James, Missouri, this haven offers the perfect balance between seclusion and accessibility. With its well-maintained grasses fostering an ideal environment for livestock, the property promises a flourishing agricultural venture for those with a penchant for farming. Moreover, the area's abundant wildlife presents an enticing prospect for hunting enthusiasts, with the opportunity to indulge in exceptional deer hunting and the thrill of encountering the graceful eastern turkeys that freely roam the land. Adding to its allure is the proximity to the charming town of St. James, Missouri, renowned for its inviting wineries and small-town charm. With so much to offer, this property stands as a rare opportunity for those seeking a slice of authentic Missouri living. There are excellent dining options and fun activities. Come spend the day or a lifetime. Close to the top Missouri Trout Fishery, Maramec Springs and only an hour and forty minutes from St. Louis, Missouri.

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Scott Farm
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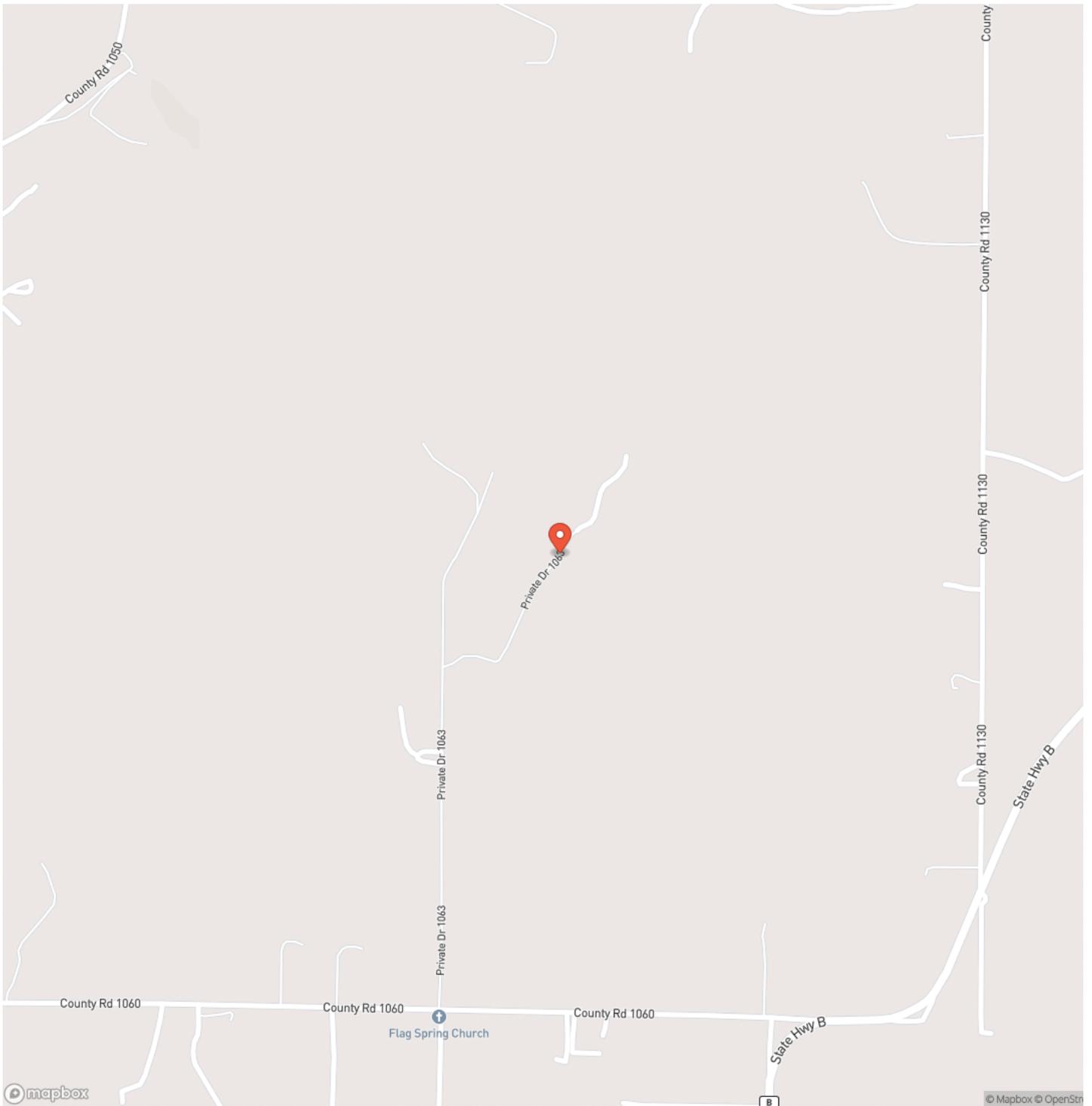


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Locator Map

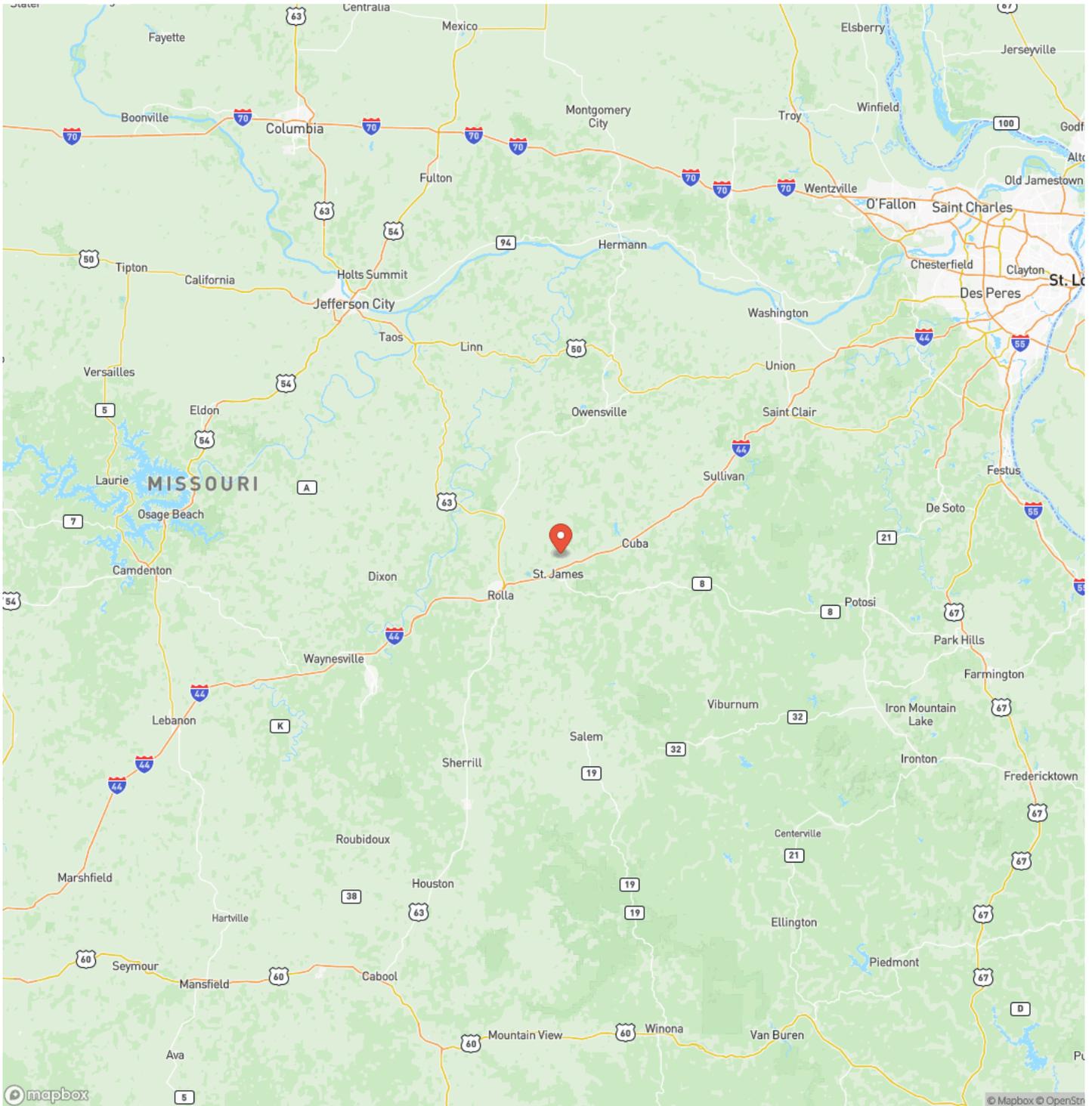


MORE INFO ONLINE:

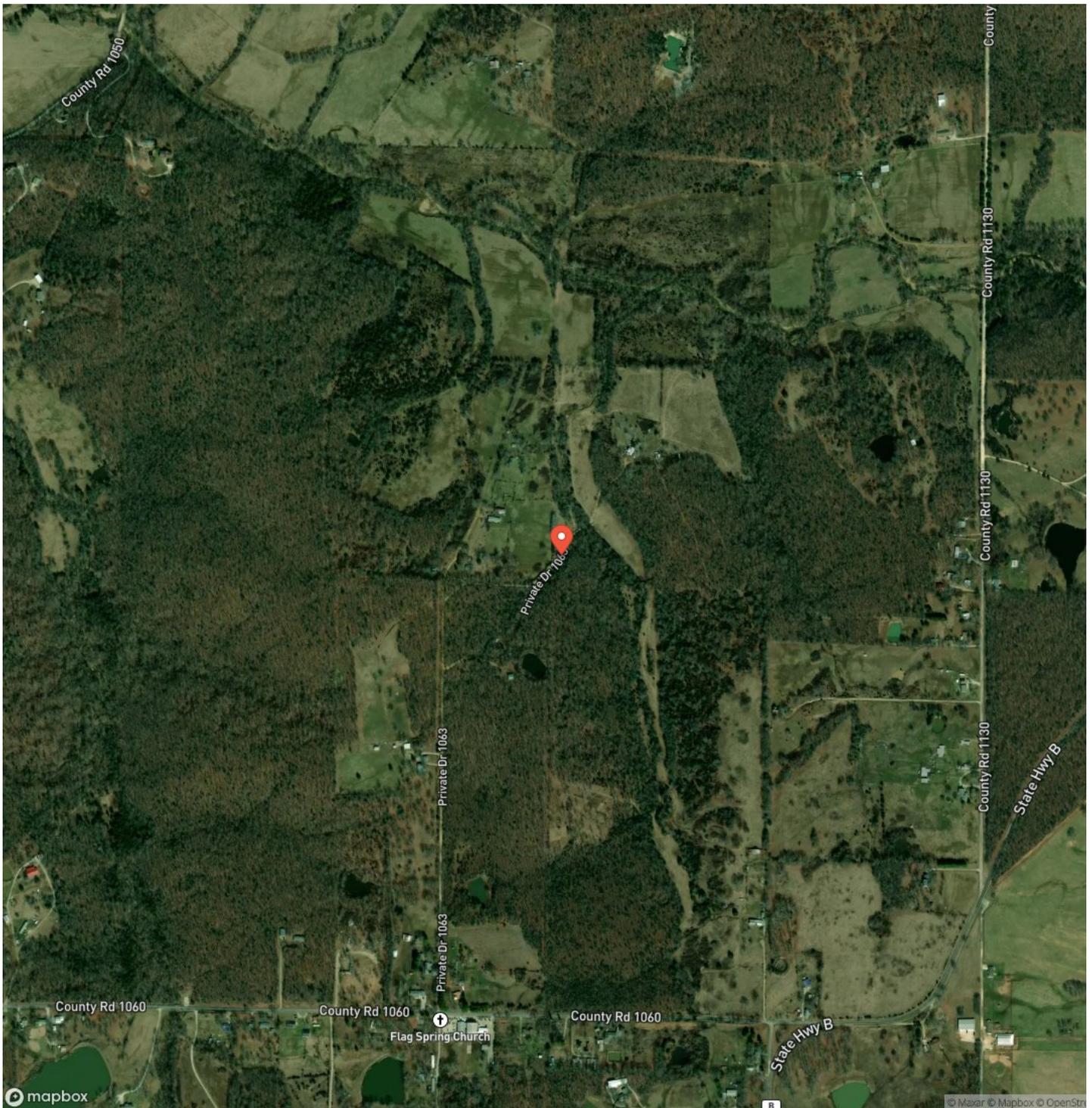
<https://livingthedreamland.com/>



Locator Map



Satellite Map



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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Living The Dream Outdoor Properties

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Cuba, MO 65453

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