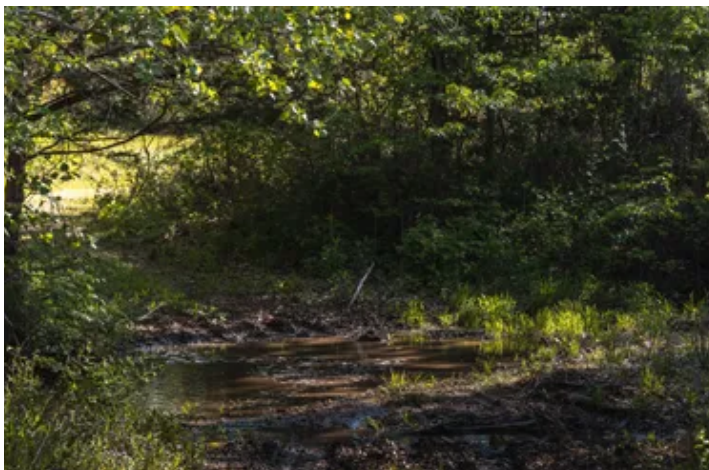


Hidden Ridge 73
80 acres off Highway FF
Edgar Springs, MO 65462

\$329,000
73± Acres
Phelps County



Hidden Ridge 73

Edgar Springs, MO / Phelps County

SUMMARY

Address

80 acres off Highway FF null

City, State Zip

Edgar Springs, MO 65462

County

Phelps County

Type

Recreational Land, Hunting Land

Latitude / Longitude

37.70919 / -91.846662

Acreage

73

Price

\$329,000

Property Website

<https://livingthedreamland.com/property/hidden-ridge-73/phelps/missouri/104661/>

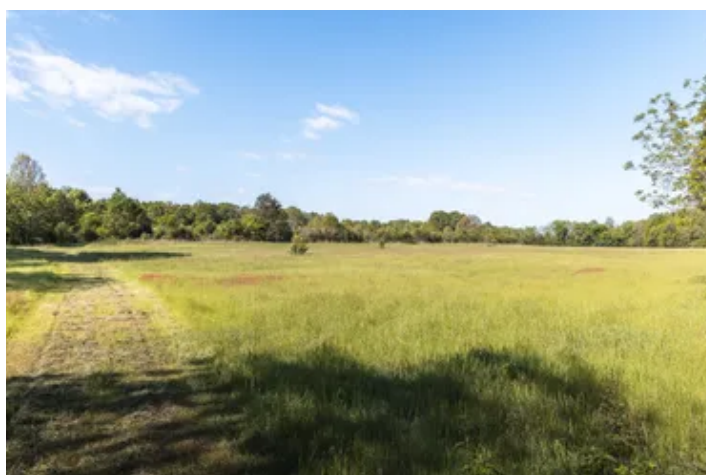


PROPERTY DESCRIPTION

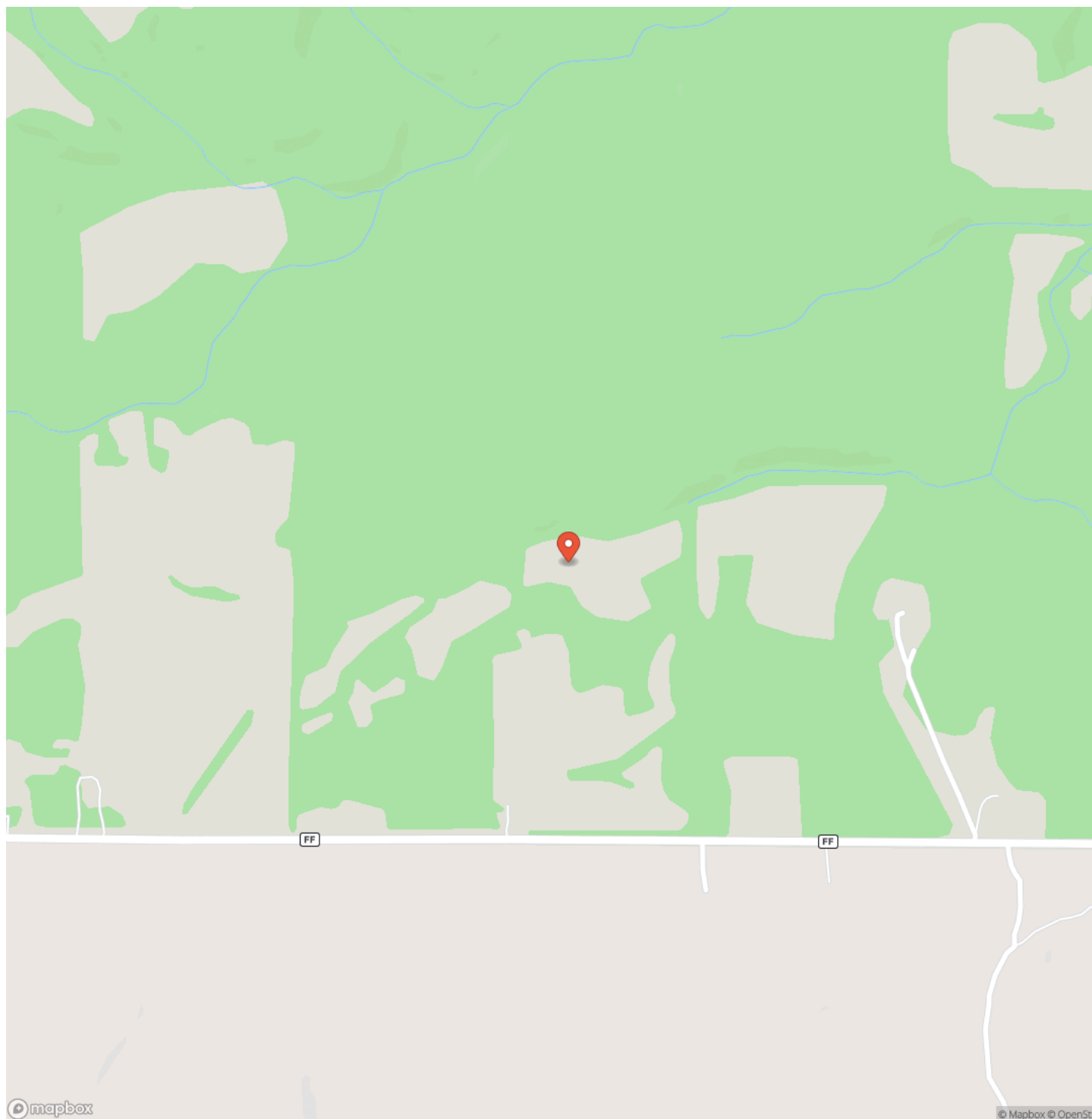
These 73 +/- acres are a perfect mix of rolling terrain, hardwood ridges, and open fields, creating an ideal habitat for wildlife. Multiple ponds and strategically laid-out timbered ridges offer outstanding opportunities for deer and turkey hunting, while also providing several beautiful building sites for a future home with scenic views. Thoughtfully designed for both access and function, the barn is positioned at the front corner of the property to minimize disturbance to the hunting grounds. A gravel driveway-recently upgraded with a 12-inch gravel base and water diversion cuts-ensures long-term durability and easy access. With only two property owners sharing the drive, traffic remains minimal. With no road frontage, the property maintains a high level of privacy, making it a true secluded getaway where you can hunt, build, or simply relax and take in the peaceful surroundings.



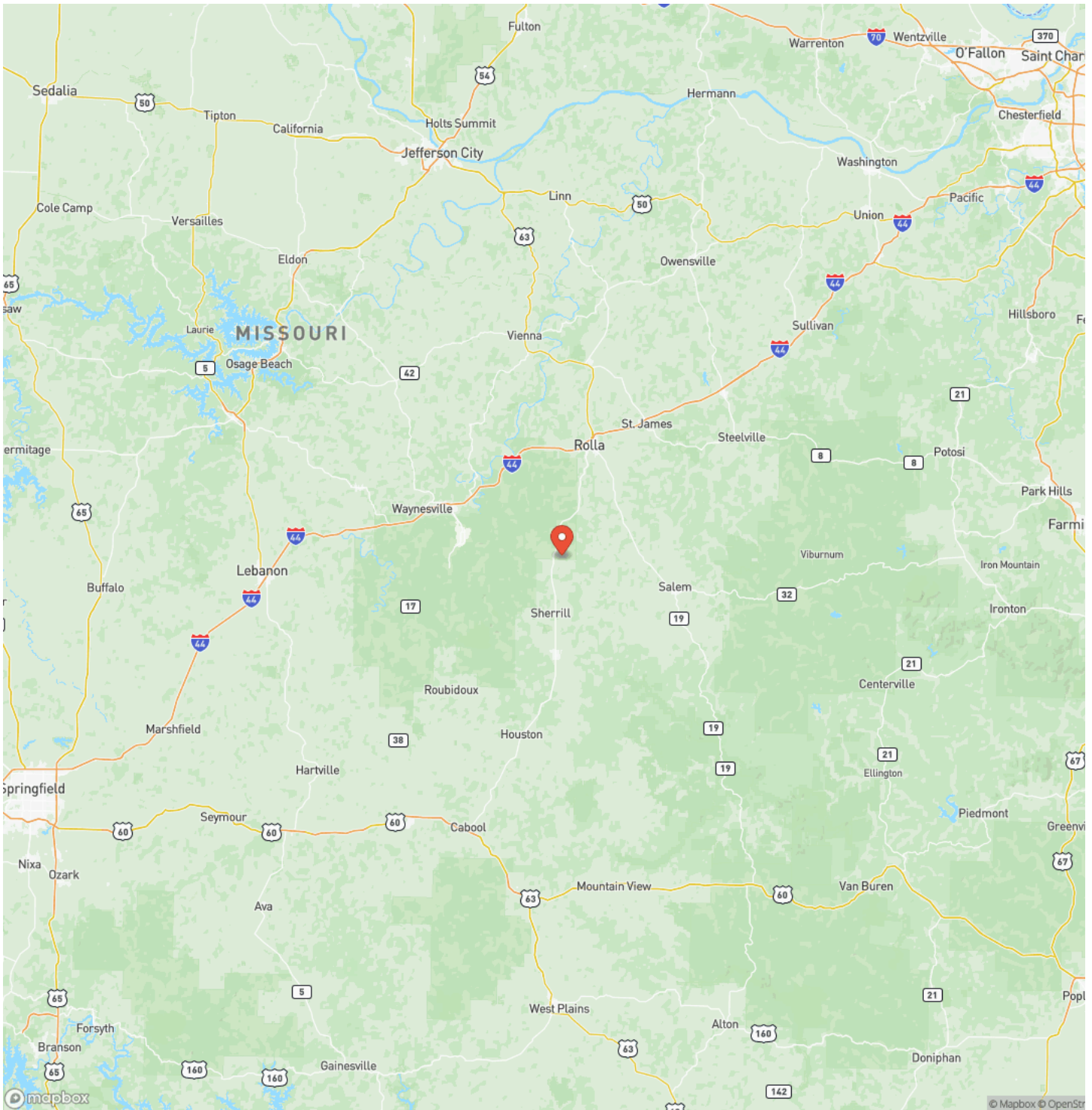
Hidden Ridge 73
Edgar Springs, MO / Phelps County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

Mobile

(314) 486-3500

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(855) 289-3478

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dwlivingthedream@gmail.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://livingthedreamland.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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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