

**Town & Country**  
**20320 Private Drive 4363**  
**Saint James, MO 65559**

**\$349,900**  
**21± Acres**  
**Phelps County**





**Town & Country**  
**Saint James, MO / Phelps County**

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**SUMMARY**

**Address**

20320 Private Drive 4363

**City, State Zip**

Saint James, MO 65559

**County**

Phelps County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

37.8698 / -91.5569

**Taxes (Annually)**

1355

**Dwelling Square Feet**

2252

**Bedrooms / Bathrooms**

2 / 2.5

**Acreage**

21

**Price**

\$349,900

**Property Website**

<https://livingthedreamland.com/property/town-country-phelps-missouri/33810/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## **PROPERTY DESCRIPTION**

This amazing Phelps County property is all you have dreamed of with the perfect size acreage amount that lays super well for your recreational retreat or full time residence. Complete with an amazing super-sized shop for all your outdoor gear; utvs, boats, hunting equipment and all those things you need for this outstanding property. You're only minutes from Meramec Springs Trout fishery, one of the top in the state. There are several MO Dept of Conservation sites and National Forest lands nearby for unlimited hunting, hiking and recreational value. It's also close to the Meramec, Courtois & Huzzah creeks for all your floating and fishing fun! There are both deer & turkey right on your own land so be ready to walk out your door to your own sportsmen's paradise. The house has been extremely remodeled throughout. Home is turn-key ready for you to move in, as the sellers have done so many updates since their time as owners. The construction of the home makes it energy efficient and easy to maintain while in the perfect setting, both close to town but far enough for that country feel you want. Come take a look at Town & Country. You'll be glad you did!



**Town & Country**  
**Saint James, MO / Phelps County**

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## Locator Maps



## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

D.W. Hindman

### Mobile

(314) 486-3500

### Office

(855) 289-3478

### Email

dwlivingthedream@gmail.com

### Address

515 S Franklin

### City / State / Zip

Cuba, MO 63005

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## NOTES

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## NOTES

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## **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.



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**Living The Dream Outdoor Properties**  
25535 Randolph Rd  
Waynesville, MO 65583  
(855) 289-3478  
<https://livingthedreamland.com/>

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