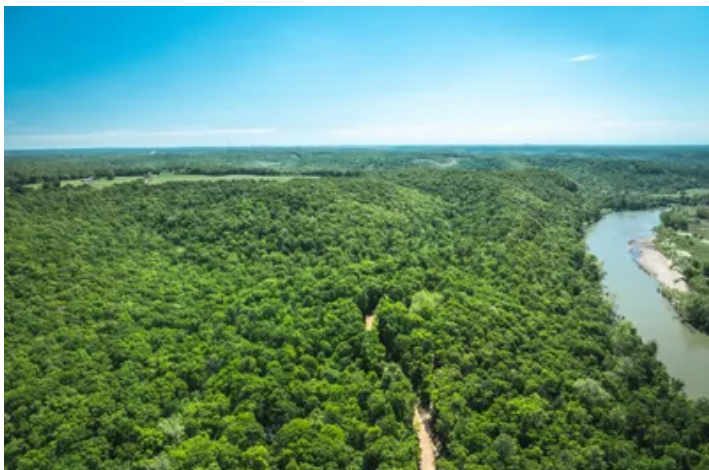


**Waters Edge on the Gasconade River Tract 2**  
County Road 8500  
Newburg, MO 65550

**\$381,195**  
45± Acres  
Phelps County





## Waters Edge on the Gasconade River Tract 2 Newburg, MO / Phelps County

### SUMMARY

#### Address

County Road 8500

#### City, State Zip

Newburg, MO 65550

#### County

Phelps County

#### Type

Hunting Land, Riverfront, Lot

#### Latitude / Longitude

37.939567 / -91.978458

#### Acreage

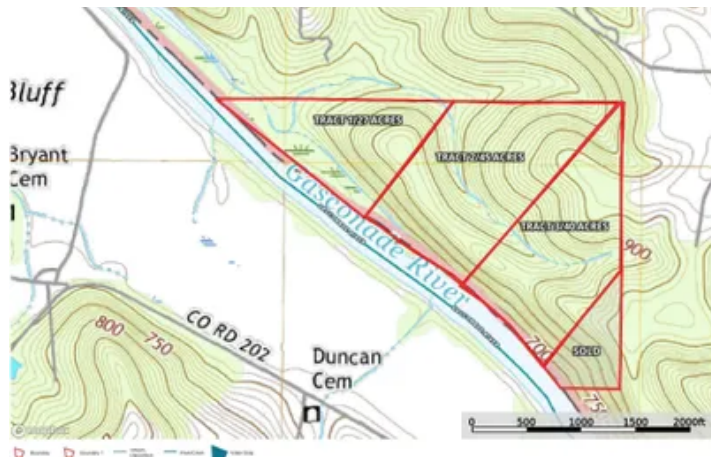
45

#### Price

\$381,195

#### Property Website

<https://livingthedreamland.com/property/waters-edge-on-the-gasconade-river-tract-2-phelps-missouri/81925/>



## **Waters Edge on the Gasconade River Tract 2**

### **Newburg, MO / Phelps County**

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#### **PROPERTY DESCRIPTION**

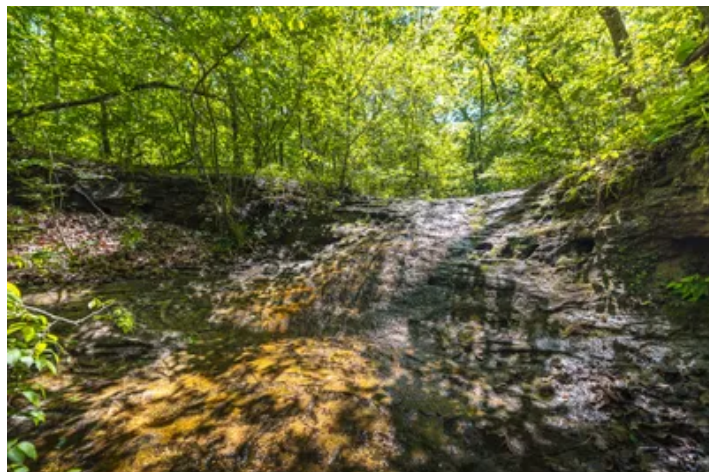
Escape to the Ozarks and discover your piece of paradise! These stunning tracts, ranging from 27 to 45 acres, offer some of the most breathtaking building sites you'll find. Choose one—or buy them all—for ultimate privacy and potential. Each parcel features access to a common riverfront area, giving all owners the chance to enjoy boating, floating, fishing, and relaxing on the water. Take in the spectacular views of the river bottom, framed by mature timber in a park-like setting that feels like your own private nature reserve. Perfect for the outdoor enthusiast, this land offers trophy smallmouth and largemouth bass fishing, whitetail deer hunting, and a network of 4-wheeling trails, hiking and biking paths that make adventure part of everyday life. Whether you're sipping your morning coffee while watching the river roll by, or soaking in sunrises and sunsets that feel painted just for you, this is Ozark living at its finest—a true floating and outdoor paradise.





**Waters Edge on the Gasconade River Tract 2  
Newburg, MO / Phelps County**

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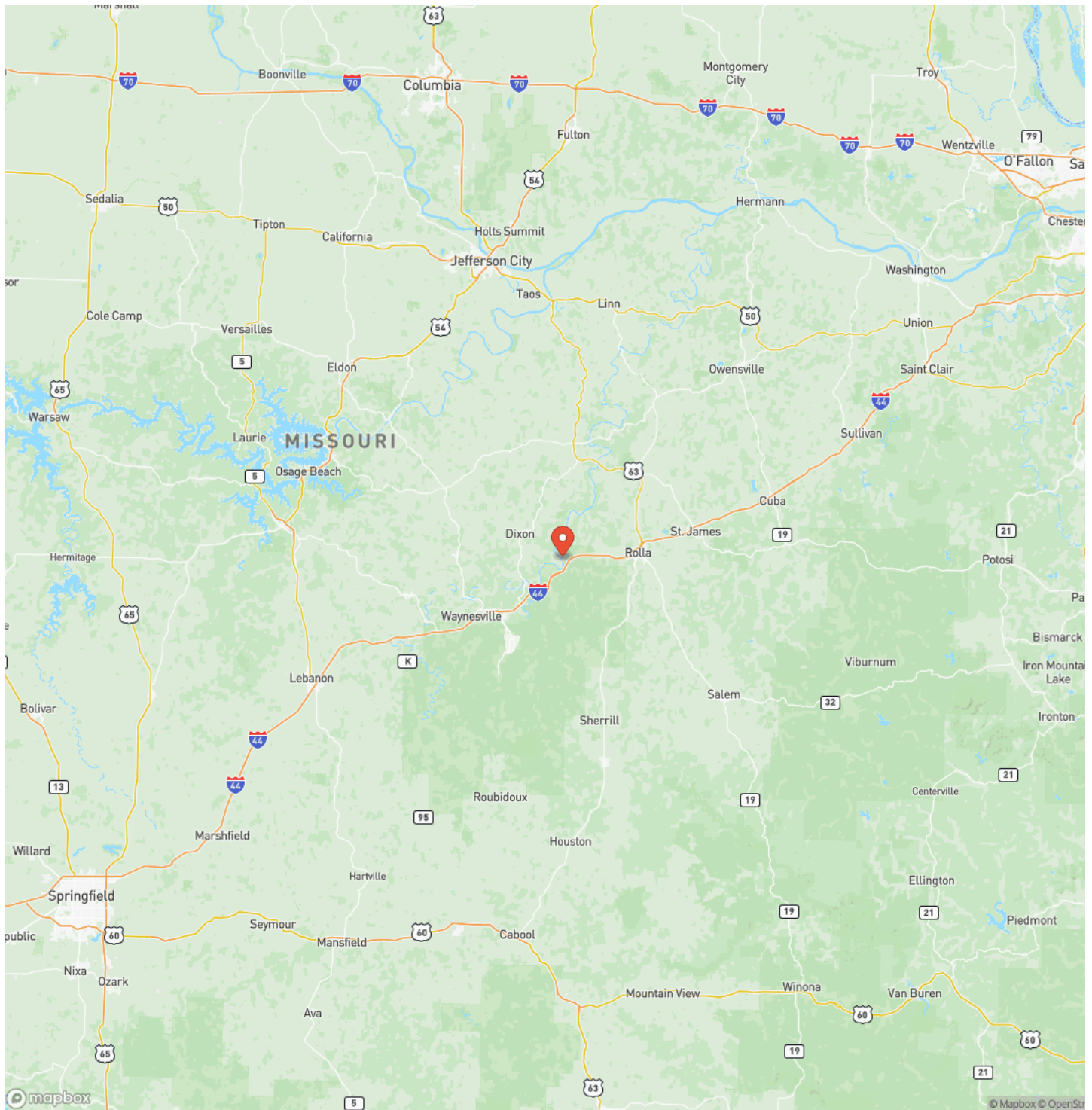


## Locator Map

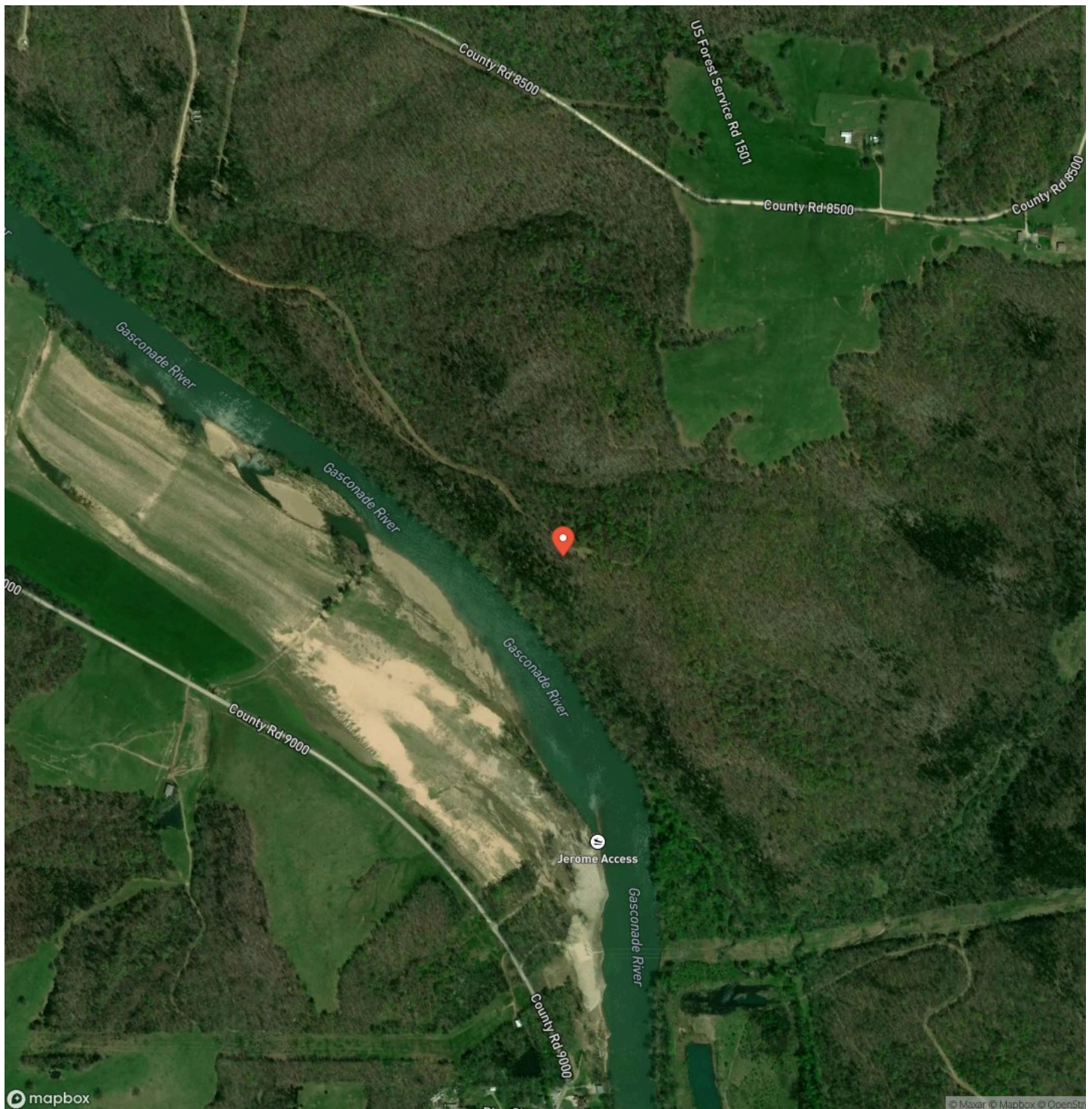




## Locator Map



## Satellite Map





**Waters Edge on the Gasconade River Tract 2  
Newburg, MO / Phelps County**

## 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

## NOTES





## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



**<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.





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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

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