

Soaring Eagle Tract 1
000 County Road 3600 Tract 1
Saint James, MO 65559

\$209,900
24.500± Acres
Phelps County



Soaring Eagle Tract 1

Saint James, MO / Phelps County

SUMMARY

Address

000 County Road 3600 Tract 1

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Recreational Land, Hunting Land, Undeveloped Land, Lot

Latitude / Longitude

37.9463 / -91.5499

Acreage

24.500

Price

\$209,900

Property Website

<https://livingthedreamland.com/property/soaring-eagle-tract-1-phelps-missouri/101140/>



Soaring Eagle Tract 1

Saint James, MO / Phelps County

PROPERTY DESCRIPTION

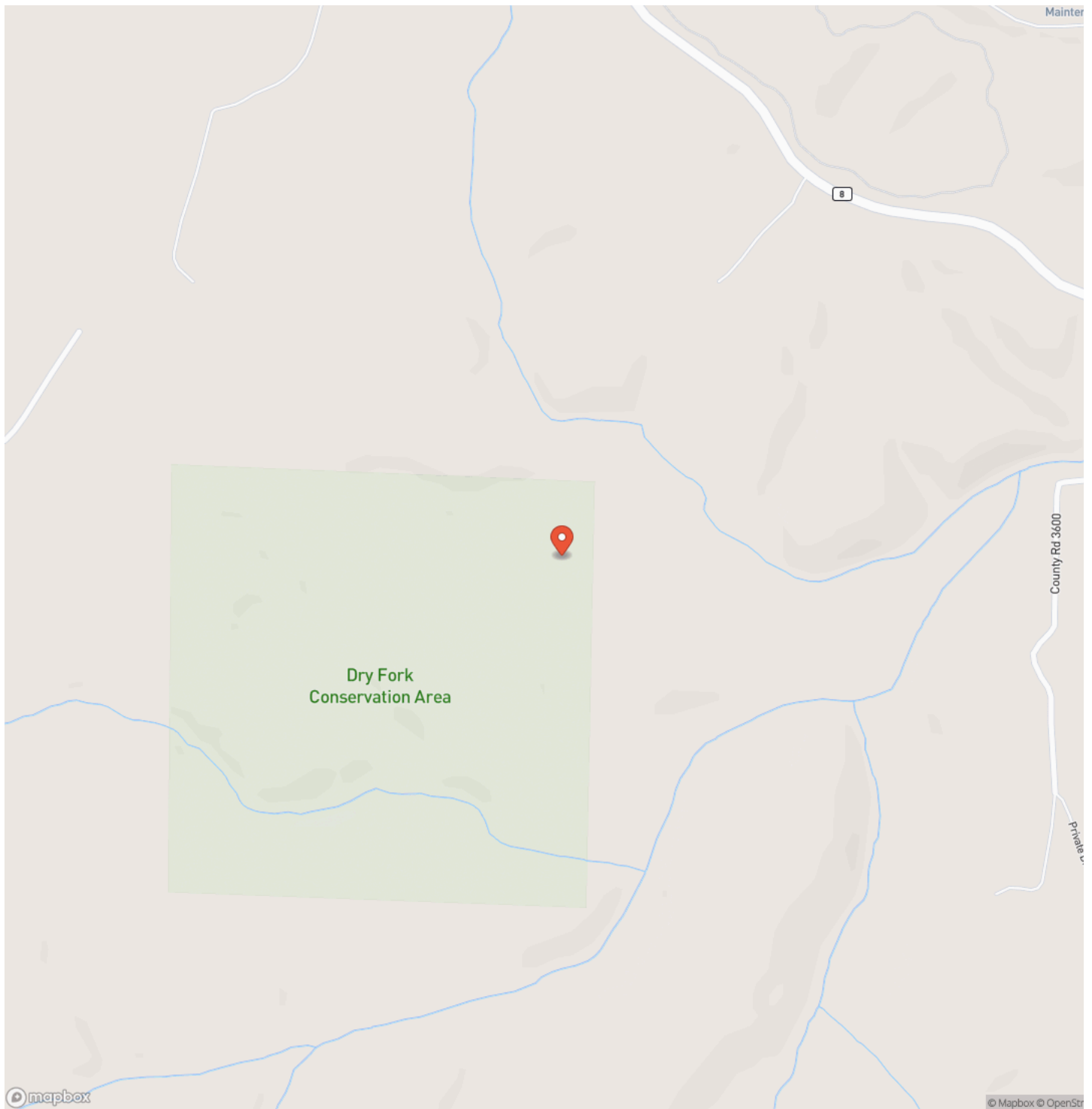
Nestled in the heart of the Ozarks, this beautiful property offers the perfect blend of recreation, relaxation, and natural beauty. Located just minutes from Maramec Spring Park, you'll have access to some of the finest trout fishing in the state, known for its healthy populations of rainbow and brown trout. Spend your days floating, fishing, or kayaking along the nearby rivers and streams that make this area so desirable. Surrounded by the scenic Ozark foothills, the property sits near Woodson K. Woods Memorial Conservation Area and additional conservation lands, offering endless opportunities for hunting, hiking, and exploring. With close proximity to Mark Twain National Forest, you'll have access to thousands of acres of public land right at your fingertips. Wildlife is abundant, with whitetail deer and wild turkey frequently seen roaming the area, making this an ideal setup for hunters or nature enthusiasts alike. The property features reasonable restrictions in place to help protect your investment while still allowing flexibility for your dream home or getaway. Conveniently located near the charming town of St. James-known for its wineries and small-town charm-and just a short drive to Steelville, often referred to as Missouri's floating capital, you'll enjoy both tranquility and accessibility. Whether you're looking to build, invest, or simply escape, this property offers a rare opportunity to own a slice of the Ozarks in a truly sought-after location.



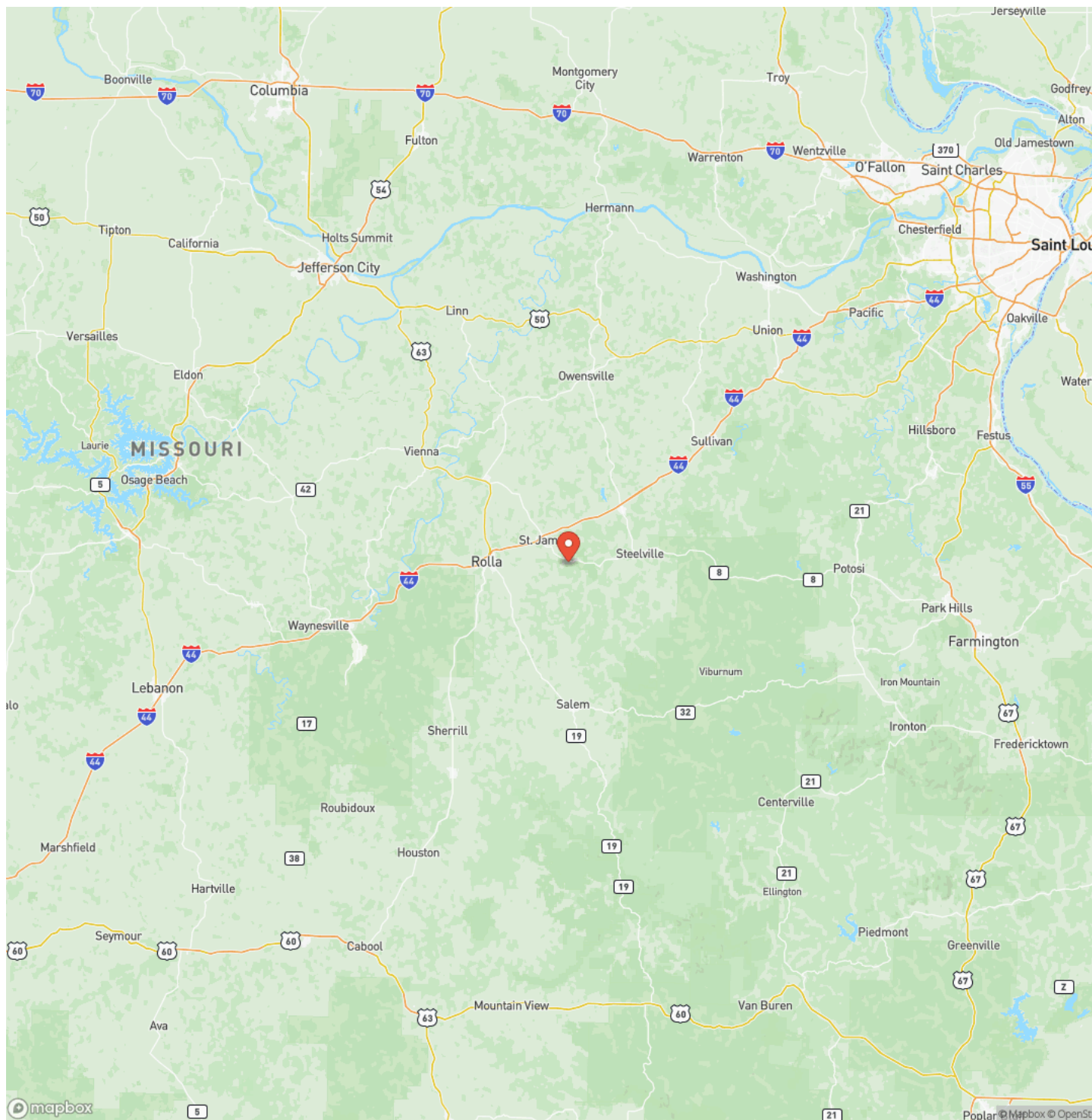
Soaring Eagle Tract 1
Saint James, MO / Phelps County



Locator Map



Locator Map



Satellite Map



Soaring Eagle Tract 1

Saint James, MO / Phelps County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal 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.

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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

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<https://livingthedreamland.com/>

