

**The Ranches 20**  
Elk Prairie Dr  
Rolla, MO 65401

**\$153,775**  
20± Acres  
Phelps County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**The Ranches 20**  
**Rolla, MO / Phelps County**

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**SUMMARY**

**Address**

Elk Prairie Dr

**City, State Zip**

Rolla, MO 65401

**County**

Phelps County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

37.8394 / -91.7252

**Taxes (Annually)**

19

**Acreage**

20

**Price**

\$153,775

**Property Website**

<https://livingthedreamland.com/property/the-ranches-20-phelps-missouri/47132/>



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**PROPERTY DESCRIPTION**

Discover a pristine 20ac parcel in The Ranches Subdivision, just a 10min drive from Rolla, MO. This remarkable property boasts flat topography, ensuring a hassle-free building process. With the convenience of electricity readily available it's ready to build on, making your vision a reality without delay. One of the standout features of this property is the picturesque half-acre lake, adding a touch of serenity and charm. The soothing waters provide a scenic backdrop, ideal for a tranquil retreat or an inviting home sit. Whether you're considering a private estate or an investment opportunity, this land offers endless potential. Situated in The Ranches Subdivision, this property is part of a community that values space, nature & peaceful living. The subdivisions commitment to preserving the land's natural beauty ensure that your investment will stand the test of time.

**MORE INFO ONLINE:**

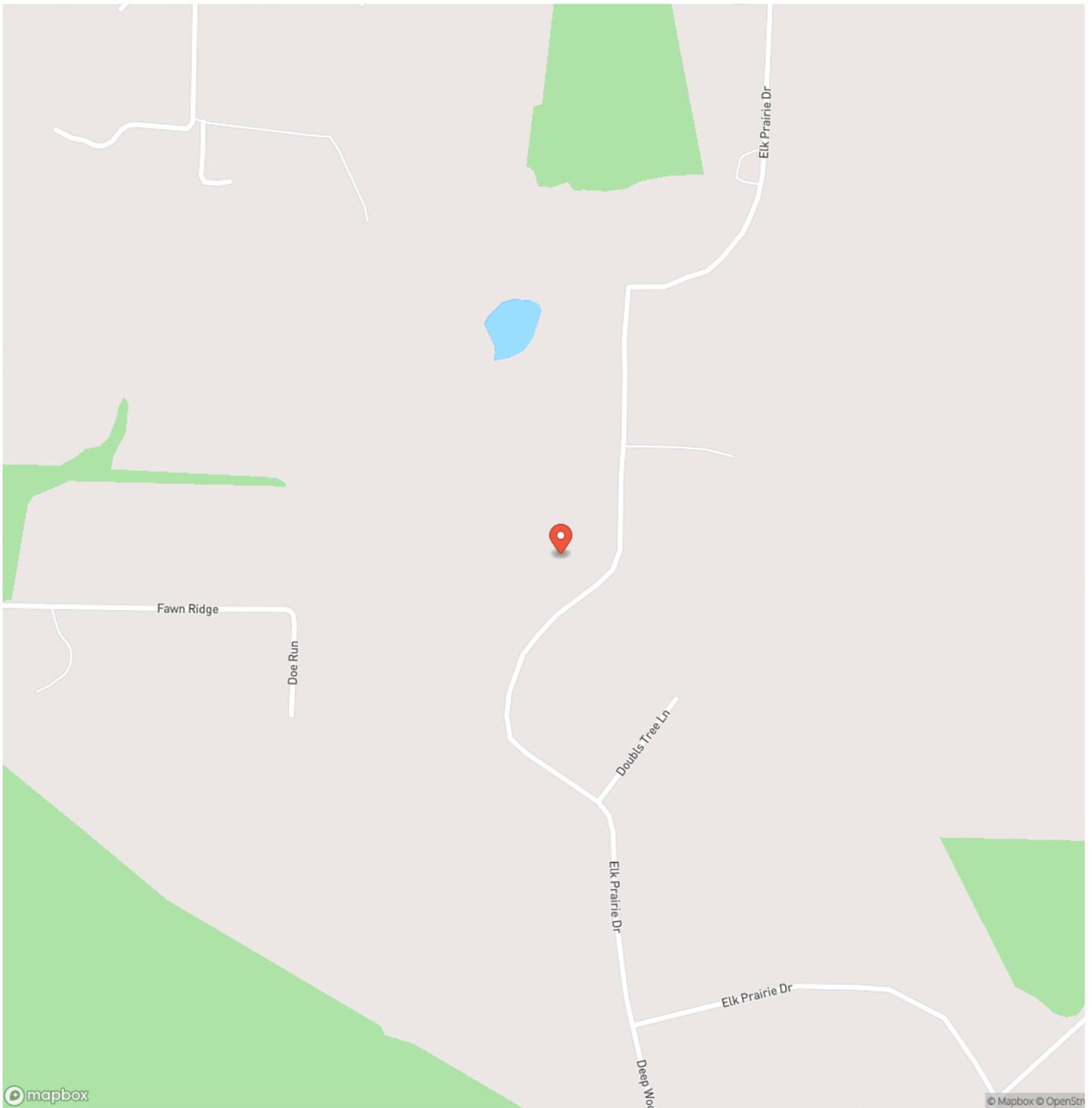
**<https://livingthedreamland.com/>**



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## Locator Map

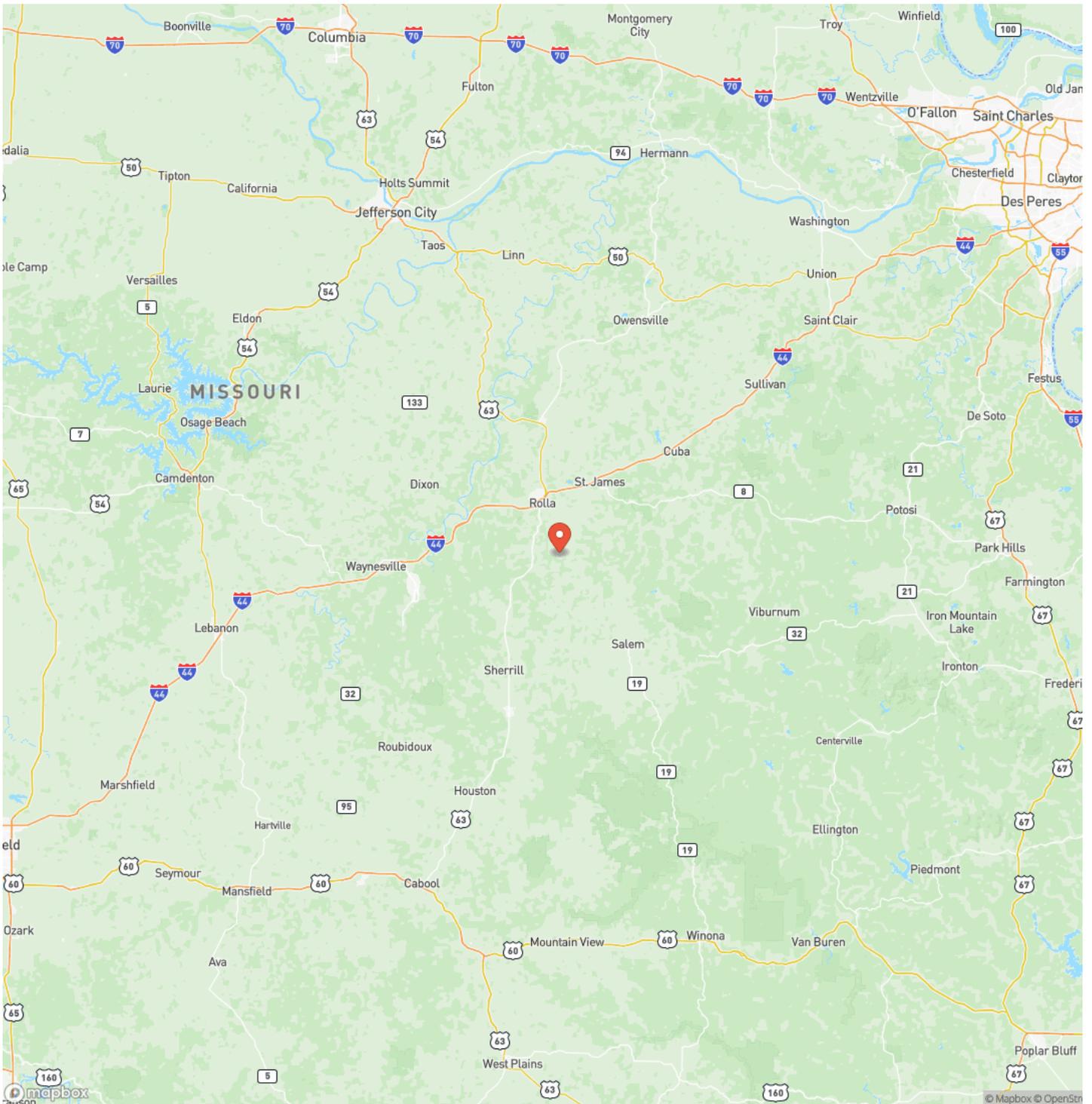


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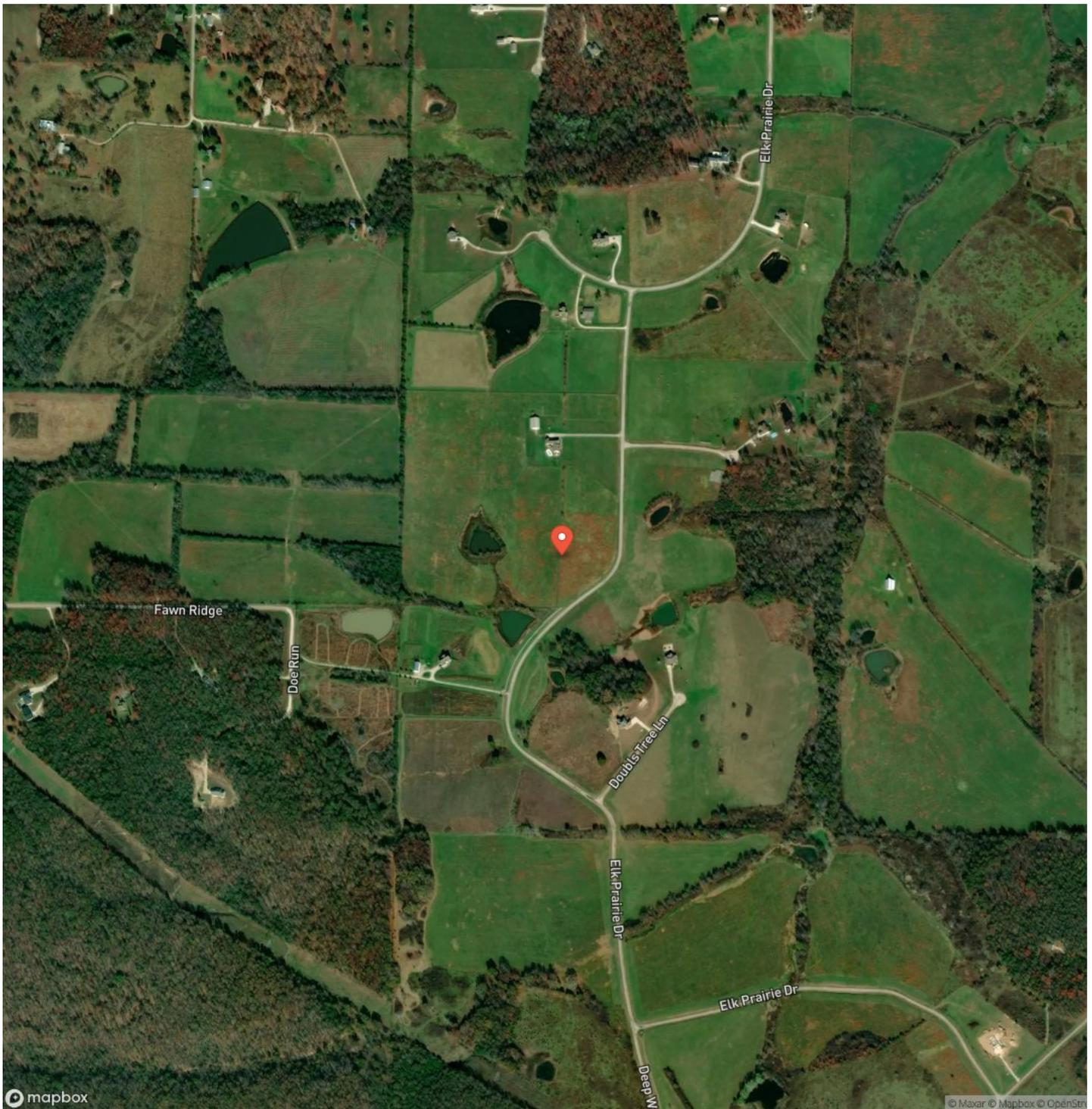
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# Locator Map



## Satellite Map



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## **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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
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