

T-Cross Farm
14225 South Highway 68
Saint James, MO 65559

\$1,075,000
88± Acres
Phelps County



T-Cross Farm
Saint James, MO / Phelps County

SUMMARY

Address

14225 South Highway 68

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Farms, Hunting Land, Single Family

Latitude / Longitude

37.888292 / -91.568508

Taxes (Annually)

1441

Dwelling Square Feet

2195

Bedrooms / Bathrooms

4 / 1.5

Acreage

88

Price

\$1,075,000

Property Website

<https://livingthedreamland.com/property/t-cross-farm-phelps-missouri/84048/>



PROPERTY DESCRIPTION

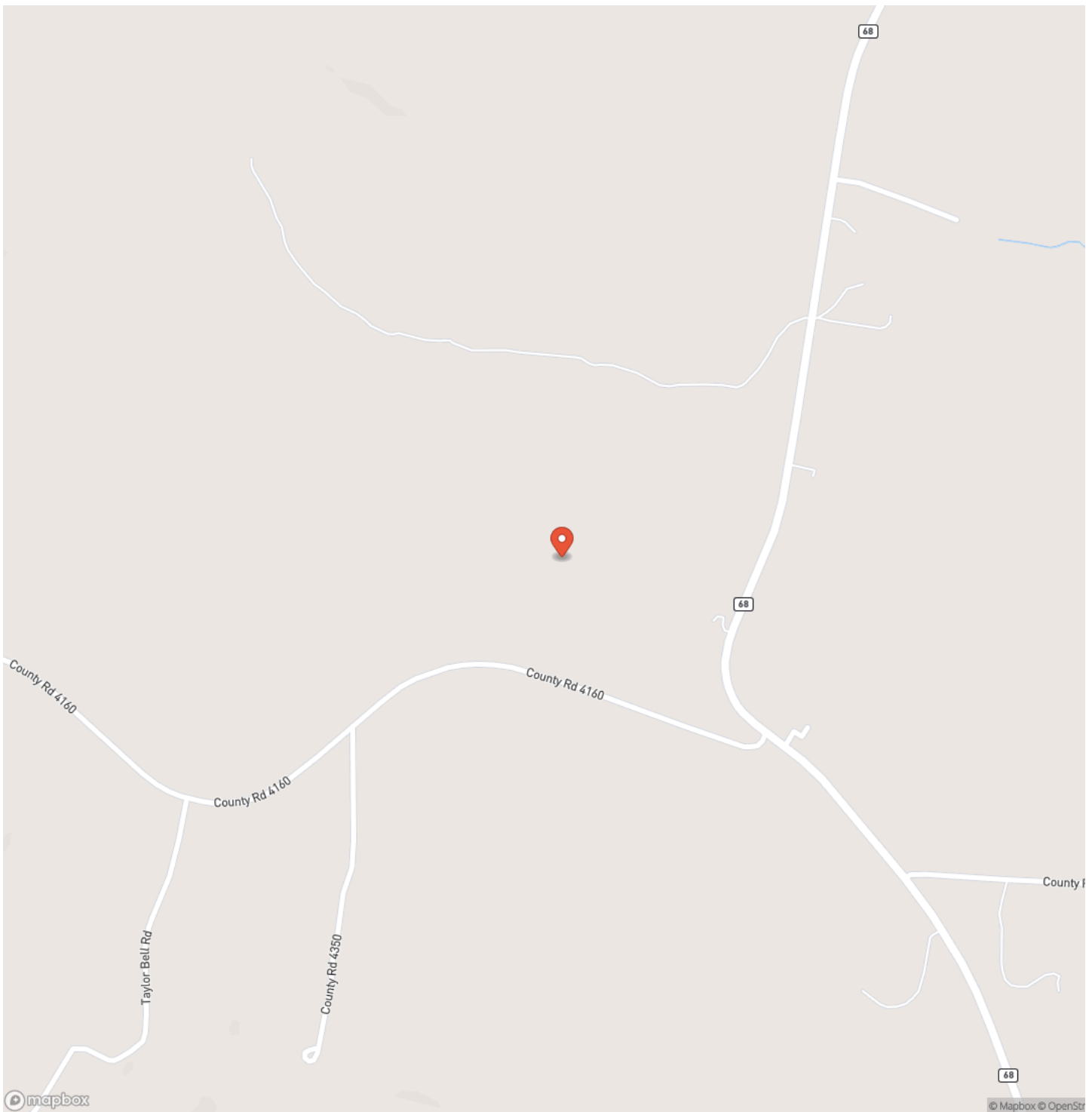
Welcome to T-Cross Farm, a truly one-of-a-kind century farm nestled on 88 scenic acres in Phelps County—just minutes from St. James, MO, and ideally located off Highway 68 for quick and easy access. This legacy property offers a rare blend of beauty, functionality, and rural charm. The land itself is a picture-perfect mix of rolling hills, mature timber, and fertile pasture. You'll find a stunning 4-acre stocked pond teeming with trophy bass, bluegill, crappie, and catfish, along with two additional ponds that provide beauty and utility. Approximately 4 acres are planted in alfalfa and another 12 acres in orchard grass and mixed hay, ideal for hay production or grazing. The 2,195 sq ft farmhouse features 4 bedrooms and 1¾ baths, with new metal siding and roof. The back windows offer serene, panoramic views of the pastures and fields, creating the perfect country backdrop. For equestrian and livestock needs, the property boasts an impressive 92x160 pole barn which includes a 60x140 indoor riding arena, 9 total stalls (5 tie stalls), a 15x20 tack room, and a 15x20 finished bunkhouse complete with bedroom and bathroom—perfect for guests or farm help. The barn is fully equipped with electric and running water. A 30x40 shop offers plenty of space for projects, tools, and farm equipment, with added outdoor storage via two lean-tos. There's also an old 30x40 livestock barn, currently used for overnight stays, adding to the charm and utility of the farm. The entire property is perimeter fenced with barbed wire and cross-fenced with pipe and electric fencing, ideal for rotating livestock or equine management. A perimeter riding trail surrounds the land, along with a dedicated equine obstacle course. Homesteaders will love the chicken coop with a 50x50 run, hand-built raised garden beds just out the front door, and established grape vines and pear trees in the yard. Wildlife abounds, and deer feed in the alfalfa field nightly—unpressured and unbothered, as the property has not been hunted. T-Cross Farm is more than a home—it's a lifestyle. With a blend of historical significance, modern amenities, and a setting that feels like a postcard, this is a rare opportunity to own a piece of Missouri farm legacy.



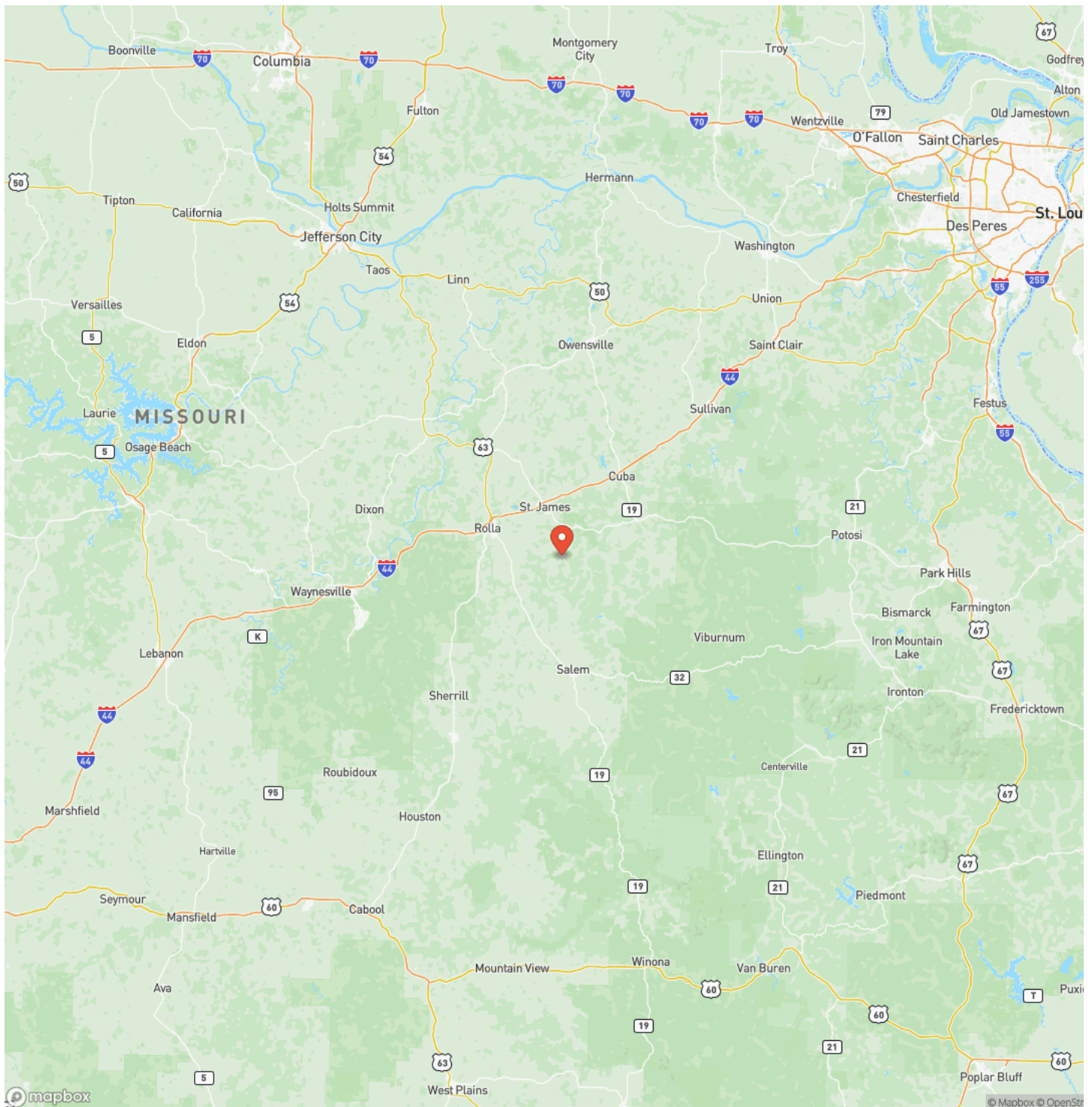
T-Cross Farm
Saint James, MO / Phelps County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

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City / State / Zip

NOTES

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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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