

Fraley Ranch Estates
15800 County Road 7250
Newburg, MO 65550

\$699,125
27± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Fraley Ranch Estates
Newburg, MO / Phelps County

SUMMARY

Address

15800 County Road 7250

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

37.868 / -91.8534

Taxes (Annually)

1989

Dwelling Square Feet

3300

Bedrooms / Bathrooms

3 / 2.5

Acreage

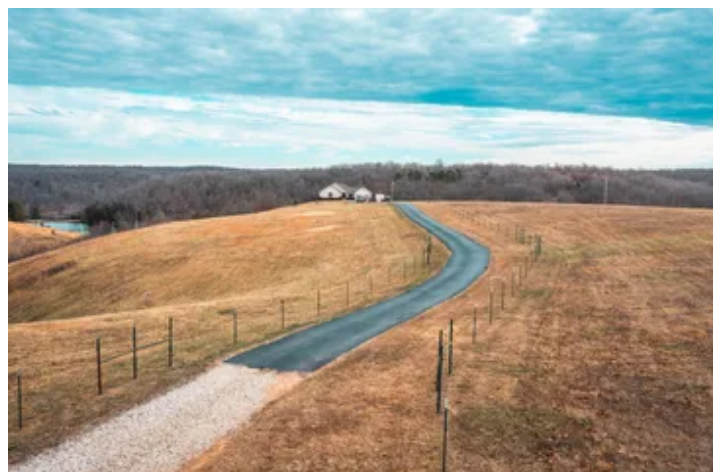
27

Price

\$699,125

Property Website

<https://livingthedreamland.com/property/fraley-ranch-estates-phelps-missouri/35097/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Fraley Ranch and Estates has some of the most picturesque scenery that Phelps County has to offer. From the 7acre lake out the back window of the home to the rolling pasturelands below and even a year-round spring that never stops flowing even in the driest conditions. The home is nothing short of a masterpiece and the attention to detail and no corners cut is unbelievable. From the granite counter tops, custom cabinets and wood floors, this house was built to last. In addition, there is even a whole home Generac generator for not so ideal conditions and even in a bad spot you will be able to stay here and weather the storm like nothing happened. There is also a wet bar and game room down below with a beautiful propane fireplace. The house boasts plenty of space including 3300+ sqft of living space and 3bedrooms and 3baths and even additional space and a view of the lake off the back porch. The property is fenced and cross fenced with an electronic gate up front for entry along the paved blacktop road to the house. The exterior of the home has a custom stamped entry way and is all brick. The home and appliances are all fairly new as well. The property is mainly open pastureland but has some pockets of timber on it. The current owner has been successful in harvesting multiple deer off the 27 acres every year and even some ducks and geese off of the pond. Come take a look because this one won't last long. The home and the entire 27acres can be purchased or split.

MORE INFO ONLINE:

<https://livingthedreamland.com/>



**Fraley Ranch Estates
Newburg, MO / Phelps County**



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Locator Map

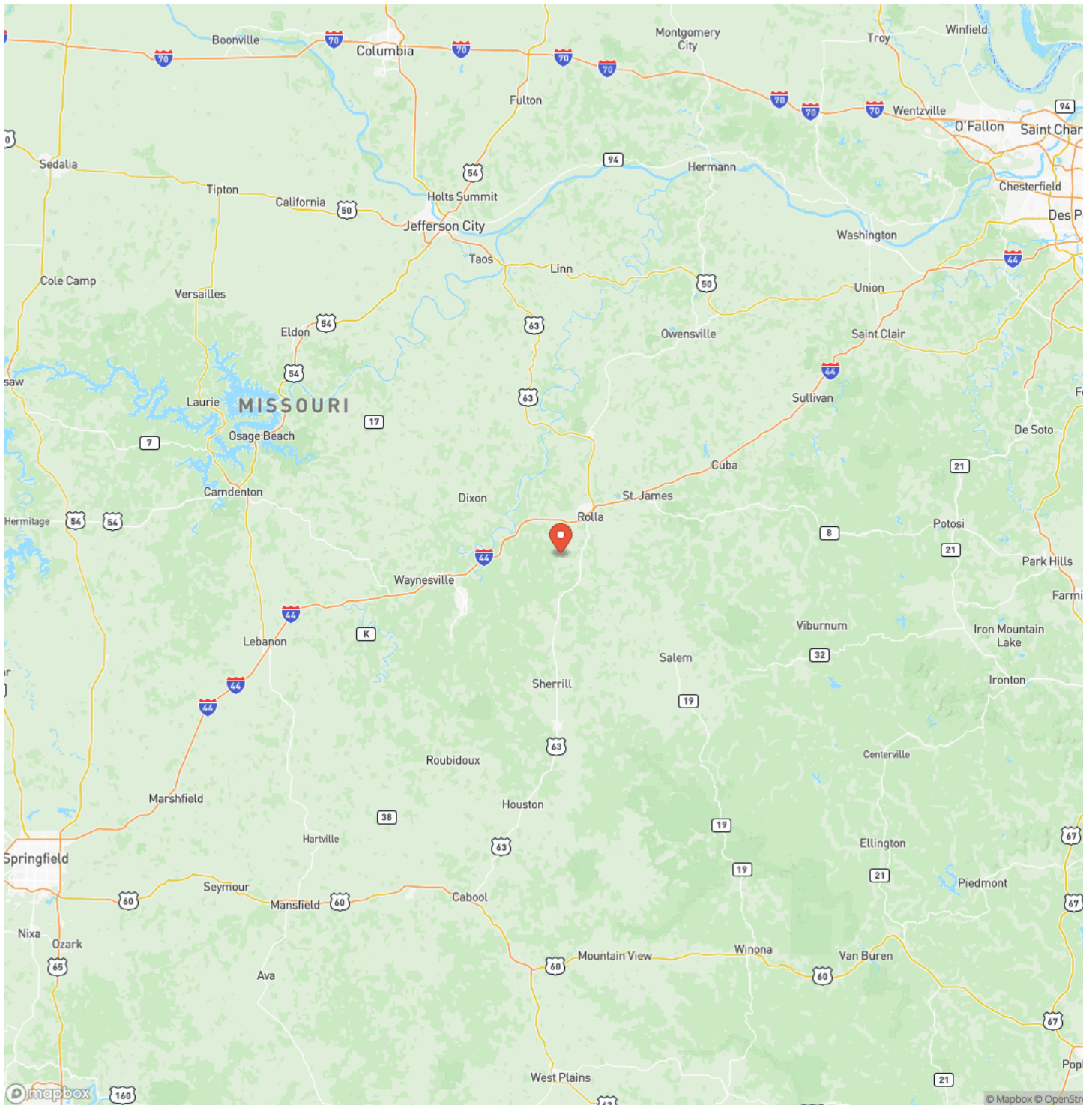


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Email

hunterh09@yahoo.com

Address

100 Chesterfield Parkway

City / State / Zip

Chesterfield, MO 63005

NOTES

[illegible]

[illegible]

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

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

