

**Fraley Ranch Estates 12**  
15800 County Road 7250  
Newburg, MO 65550

**\$599,900**  
12± Acres  
Phelps County



**Fraley Ranch Estates 12**  
**Newburg, MO / Phelps County**

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**SUMMARY**

**Address**

15800 County Road 7250

**City, State Zip**

Newburg, MO 65550

**County**

Phelps County

**Type**

Farms

**Latitude / Longitude**

37.86844 / -91.853014

**Taxes (Annually)**

1989

**Dwelling Square Feet**

3300

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

12

**Price**

\$599,900

**Property Website**

<https://livingthedreamland.com/property/fraley-ranch-estates-12-phelps-missouri/35145/>



**MORE INFO ONLINE:**

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





**PROPERTY DESCRIPTION**

Fraley Ranch Estates has some of the most picturesque scenery that Phelps County has to offer from the 7acre lake to the rolling pasturelands below & even a year-round spring. From the granite counter tops custom cabinets & wood floors this house was built to last. In addition there is even a whole home Generac generator for not so ideal conditions. There is also a beautiful wet bar & game room down below with a beautiful propane fireplace. The house boasts plenty of space with 3300 sq ft of living space 3beds & 3baths & a view of the lake off the back porch. The property is fenced & cross fenced with an electronic gate upfront to the house. The exterior of the home has custom stamped entry way & is all brick. 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 12ac every year & even some ducks & geese off of the pond. Additional acreage is available.



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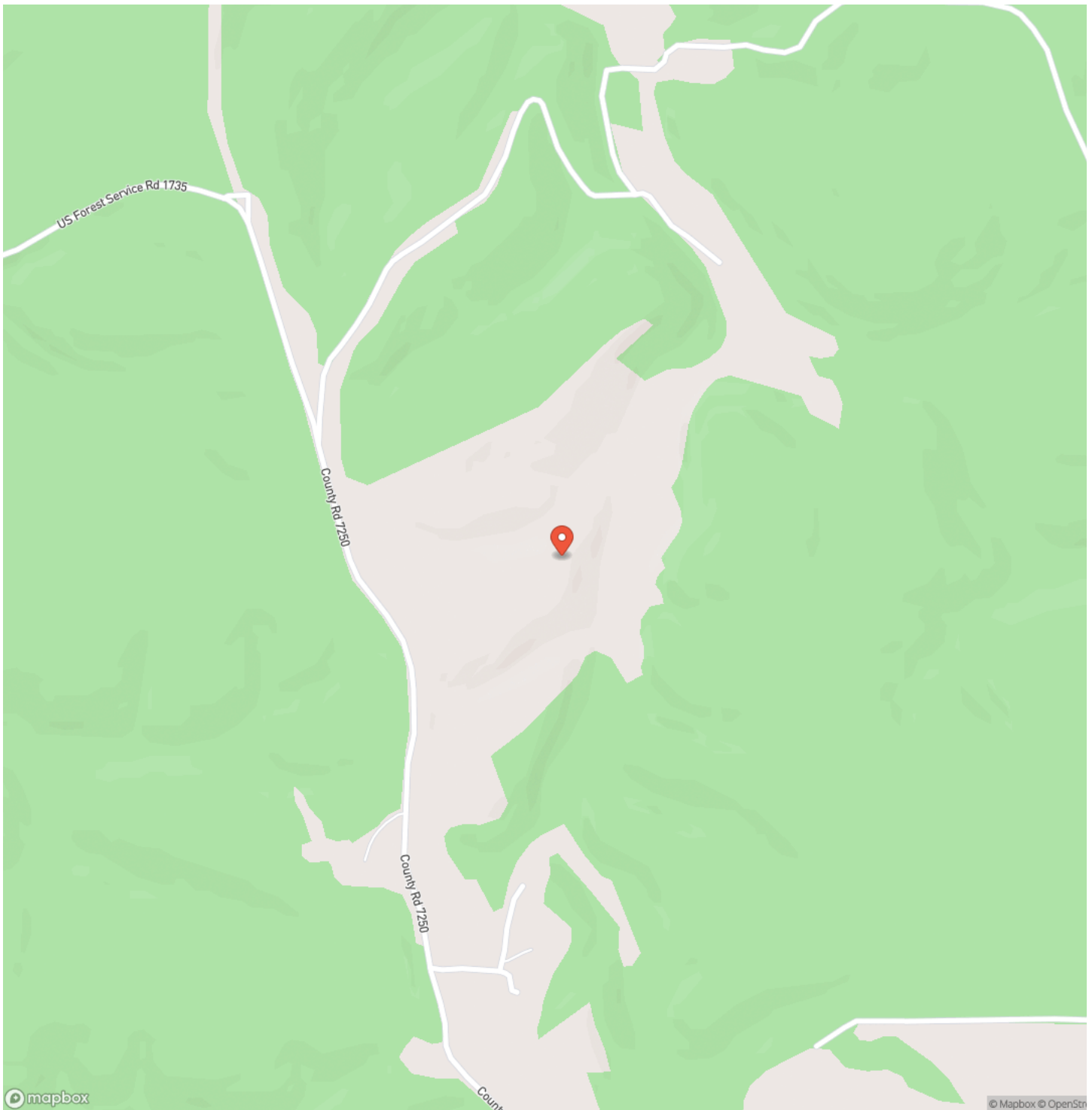
**MORE INFO ONLINE:**

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





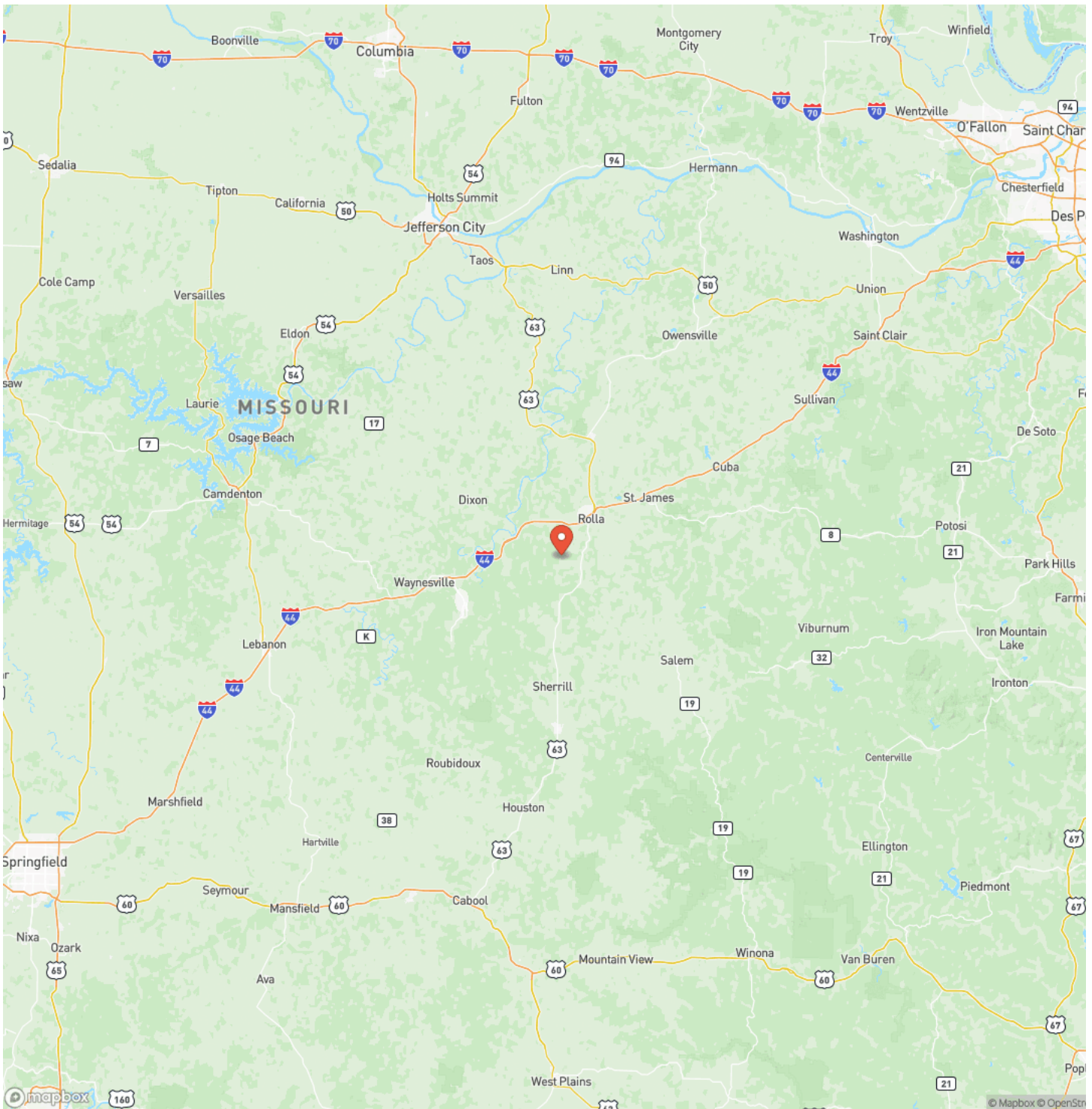
## Locator Map



**MORE INFO ONLINE:**

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

## Locator Map





## Satellite Map



## 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

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## This image shows a single sheet of white paper with horizontal blue 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.



## **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**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

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