

Cedar Acres
TBD County Road 8430
Rolla, MO 65401

\$170,000
40.28± Acres
Phelps County



Cedar Acres
Rolla, MO / Phelps County

SUMMARY

Address

TBD County Road 8430

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

38.01439 / -91.854839

Acreage

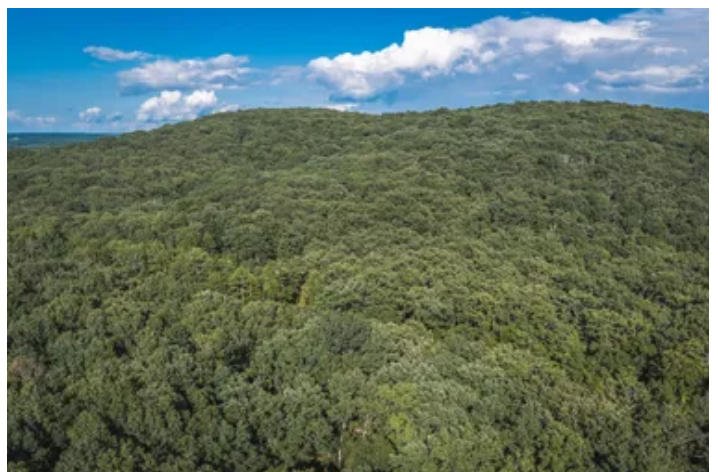
40.28

Price

\$170,000

Property Website

<https://livingthedreamland.com/property/cedar-acres--phelps-missouri/112289/>



PROPERTY DESCRIPTION

Discover the perfect blend of recreation and future homesite potential with this 40 m/l acre tract located just minutes from the Gasconade River. Featuring gently rolling, highly usable terrain and an abundance of road frontage, this property offers exceptional accessibility while maintaining the privacy and natural beauty buyers are looking for.

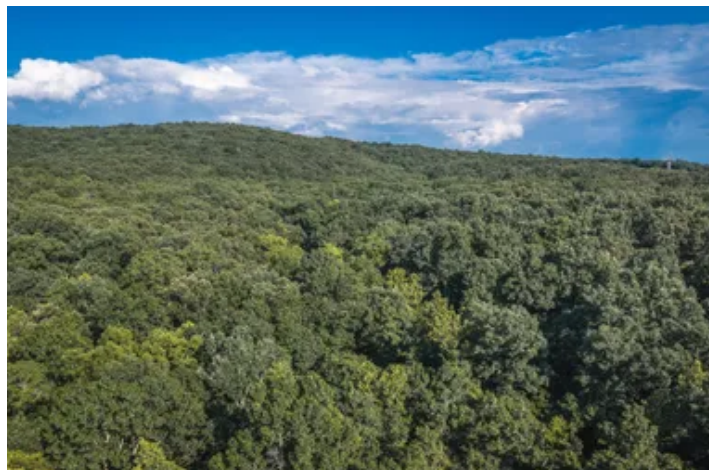
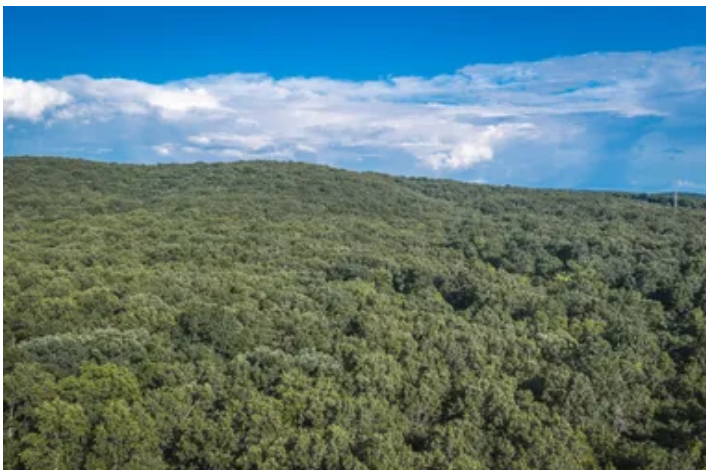
The land is covered with a healthy mix of mature hardwoods and cedars, creating ideal habitat for wildlife and providing outstanding deer and turkey hunting. Several natural travel corridors and stand locations make this a property hunters will appreciate season after season.

Whether you're looking to build your dream home, establish a weekend getaway, or create the ultimate hunting retreat, this property is ready for your vision. A completed perc test has already been performed for a future septic system, and electricity is conveniently available at the road, making the building process even easier.

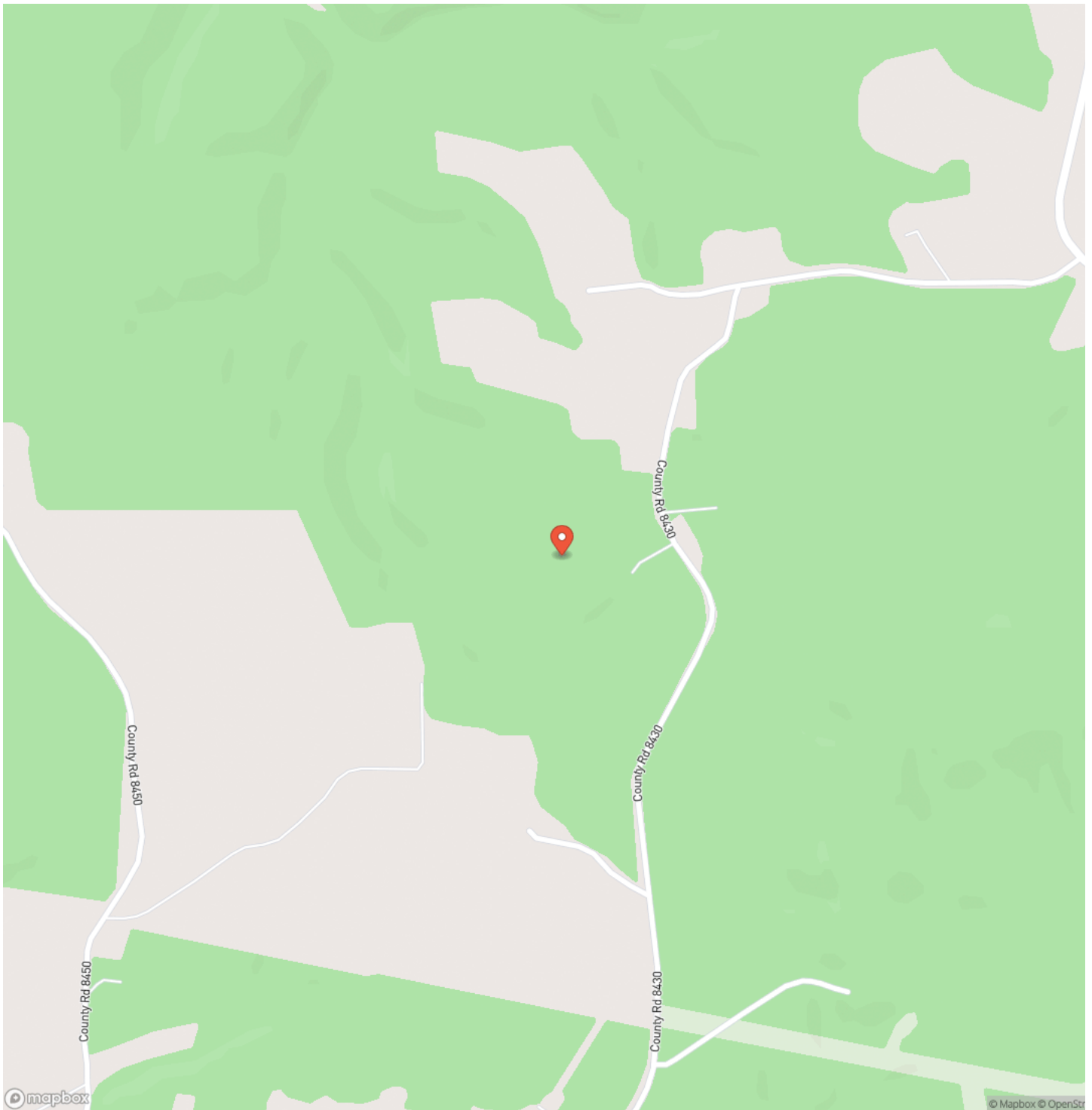
With excellent hunting, build-ready improvements, beautiful timber, and a prime location near the Gasconade River, this versatile 40-acre tract offers endless possibilities. Hunt in the morning, build your dream home, and enjoy everything the Missouri outdoors has to offer-all on one exceptional property.



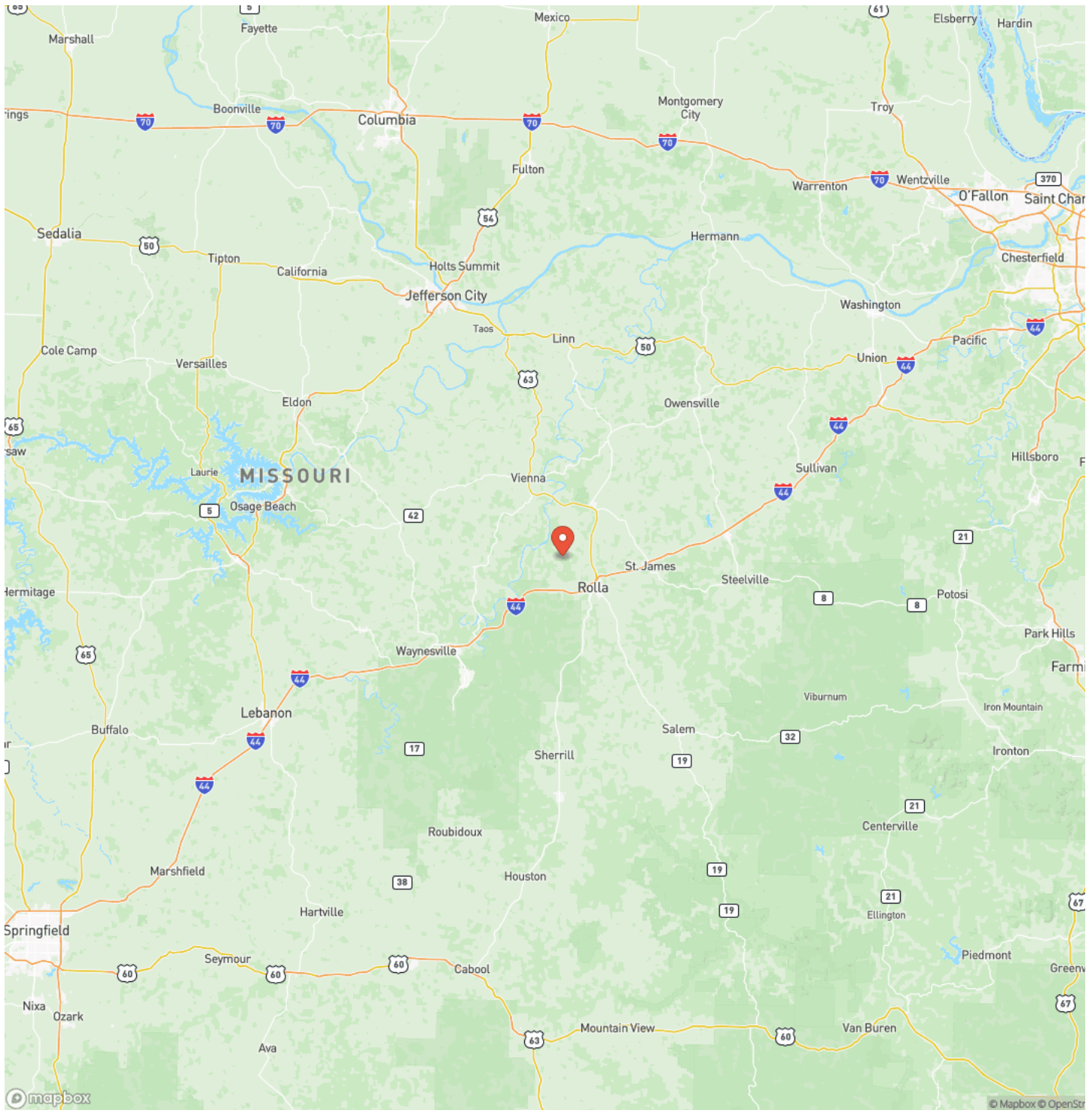
Cedar Acres
Rolla, MO / Phelps County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

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.



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

(855) 289-3478

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