

Corn Creek Farm
17201 County Road 6160
Edgar Springs, MO 65462

\$389,000
36± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Corn Creek Farm

Edgar Springs, MO / Phelps County

SUMMARY

Address

17201 County Road 6160

City, State Zip

Edgar Springs, MO 65462

County

Phelps County

Type

Farms, Residential Property

Latitude / Longitude

37.6831 / -91.8845

Taxes (Annually)

1272

Dwelling Square Feet

3200

Bedrooms / Bathrooms

4 / 2.5

Acreage

36

Price

\$389,000

Property Website

<https://livingthedreamland.com/property/corn-creek-farm-phelps-missouri/35730/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Corn Creek Farm
Edgar Springs, MO / Phelps County

PROPERTY DESCRIPTION

This beautiful 36 acres is mostly level and the entire property can be seen from the big back deck where you can enjoy the view of your farm and livestock while having a cookout or enjoying a cup of coffee. The amazing 2 story farmhouse has a big covered front porch as well and the builder was definitely an artist with all the custom woodwork and attention to detail, from the beautiful log staircase, natural stone fireplace and custom wood desk and shelving built-in. The open eat in kitchen with huge walk in pantry will be the comfortable, country gathering place that everyone will enjoy. The home is built for comfort and energy efficient with 2x8 walls. It has a beautiful lawn with fruit trees including 2 peach, 2 pear and 2 apple trees and a garden spot as well as an above ground pool to enjoy on those hot summer days. The land is fenced for livestock and has automatic waterers in place. 35 acres of the property is currently being used for hay and it is hard to find a property with this much usable ground. There is a 28x28 detached garage with a workshop, electric and a machine shed for storing equipment or hay. All of this located just a short drive to Rolla, Ft Leonard Wood, Mark Twain National Forest and the Big Piney River.

MORE INFO ONLINE:

<https://livingthedreamland.com/>



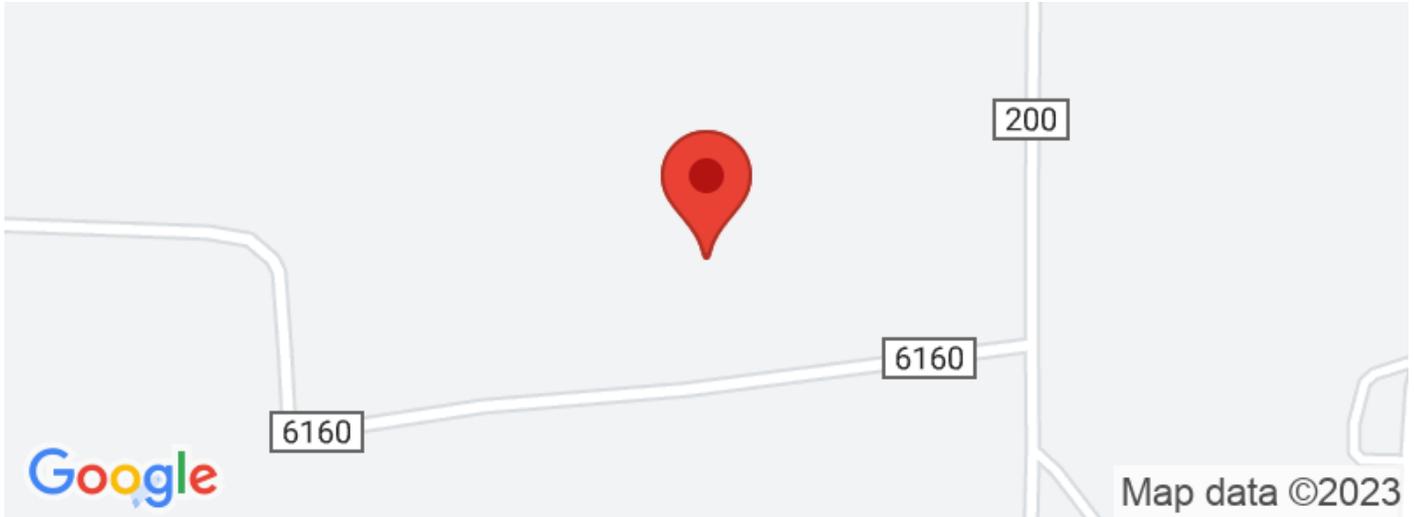
Corn Creek Farm
Edgar Springs, MO / Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Locator Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Aerial Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Corn Creek Farm
Edgar Springs, MO / Phelps County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Email

yourlandhunter@gmail.com

Address

21475 State Route M

City / State / Zip

Newburg, MO 65550

NOTES

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.

MORE INFO ONLINE:

<https://livingthedreamland.com/>



Living The Dream Outdoor Properties
25535 Randolph Rd
Waynesville, MO 65583
(855) 289-3478
<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

