

Cook Cattle Ranch
13650 Highway V
Saint James, MO 65559

\$900,000
40± Acres
Phelps County



Cook Cattle Ranch
Saint James, MO / Phelps County

SUMMARY

Address

13650 Highway V

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Farms, Hunting Land, Residential Property, Recreational Land

Latitude / Longitude

38.021 / -91.6763

Taxes (Annually)

2651

Dwelling Square Feet

3600

Bedrooms / Bathrooms

4 / 3.5

Acreage

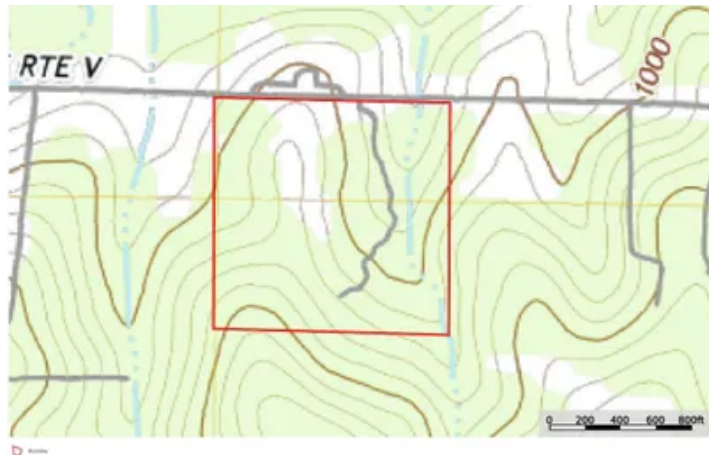
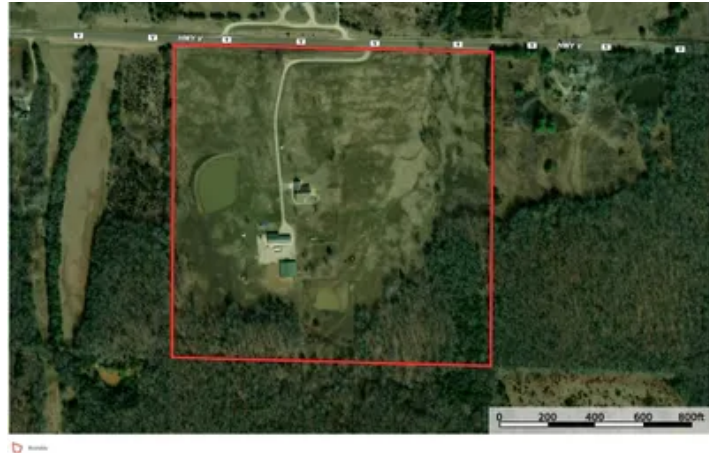
40

Price

\$900,000

Property Website

<https://livingthedreamland.com/property/cook-cattle-ranch-phelps-missouri/84791/>



PROPERTY DESCRIPTION

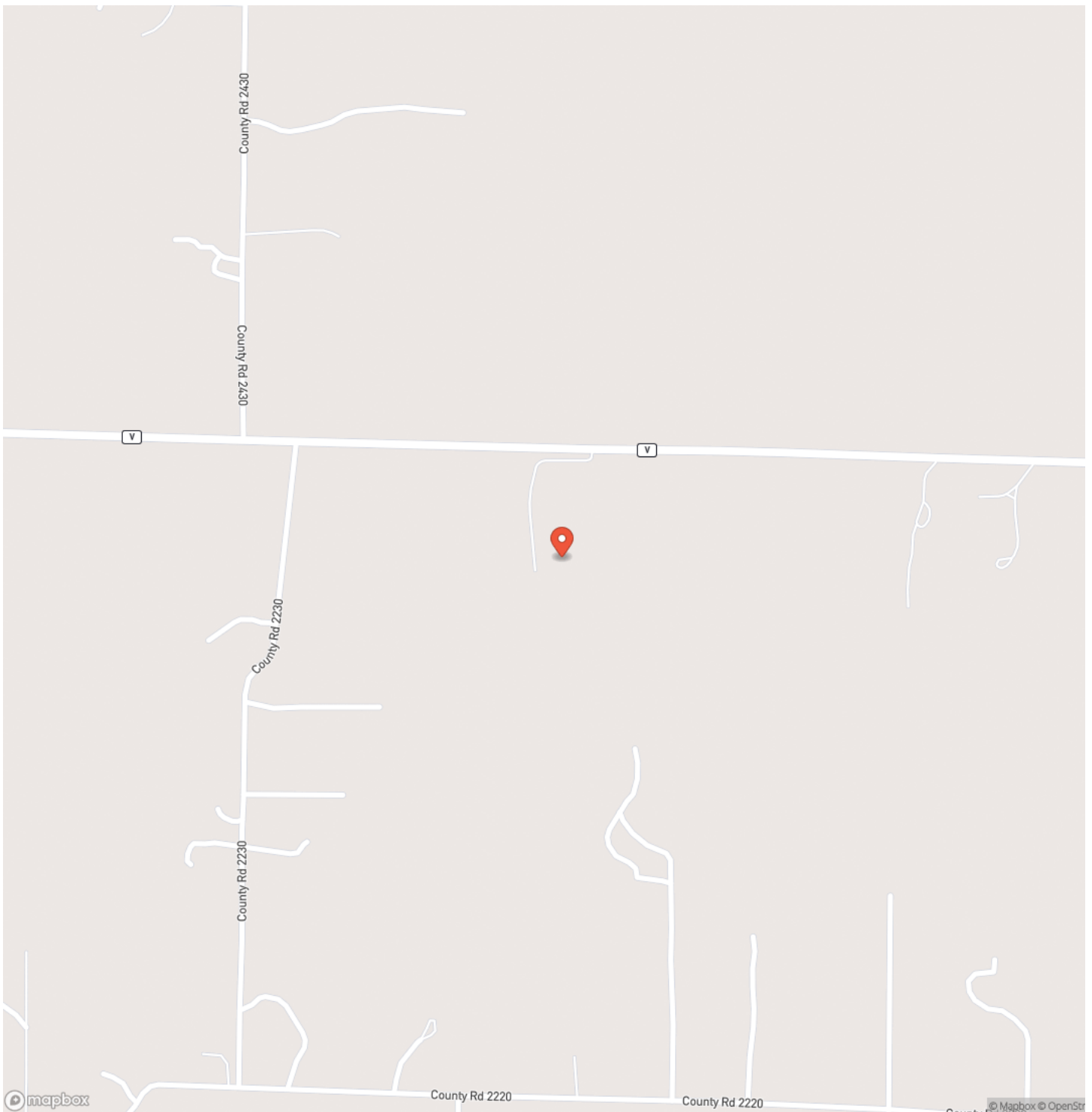
Welcome to your dream property just minutes from St. James (3 miles) and Rolla (9 miles), offering the perfect blend of privacy, luxury, and convenience. As you enter through the gated pipe-fenced entrance, a winding lane leads you to a beautifully situated 3,600 sq ft custom brick home nestled in the heart of 40 acres of gently rolling terrain. This ADA-accessible, zero-entry home boasts an open-concept floor plan with soaring cathedral ceilings, 4 spacious bedrooms, and 4 bathrooms. The expansive great room flows seamlessly to a screened-in porch overlooking the picturesque farm, ideal for relaxing or entertaining. The full walk-out basement opens onto a gorgeous stamped concrete patio. Designed with modern comfort in mind, the home is serviced by a private well, complete with a reverse osmosis water filtration system and 2 car attached garage. The land offers a balanced mix of mature woods and improved pasture, fully fenced on three sides with welded pipe fencing, making it turnkey ready for horses or cattle. Enjoy two stocked ponds and three freezeproof automatic waterers, ensuring year-round functionality. Outbuildings include A 30 x 97' insulated shop with concrete floors, four automatic garage doors, a wood stove, office, and a charming covered front porch. A 66 x 92' livestock/equipment barn with electricity. and a 36'x 48' pole barn, perfect for additional storage or agricultural use. Located just a short drive from Meramec Springs State Trout Park, Mark Twain National Forest, and several scenic rivers This Place is a Real Show Place don't miss out a property like this doesn't come on the market often!



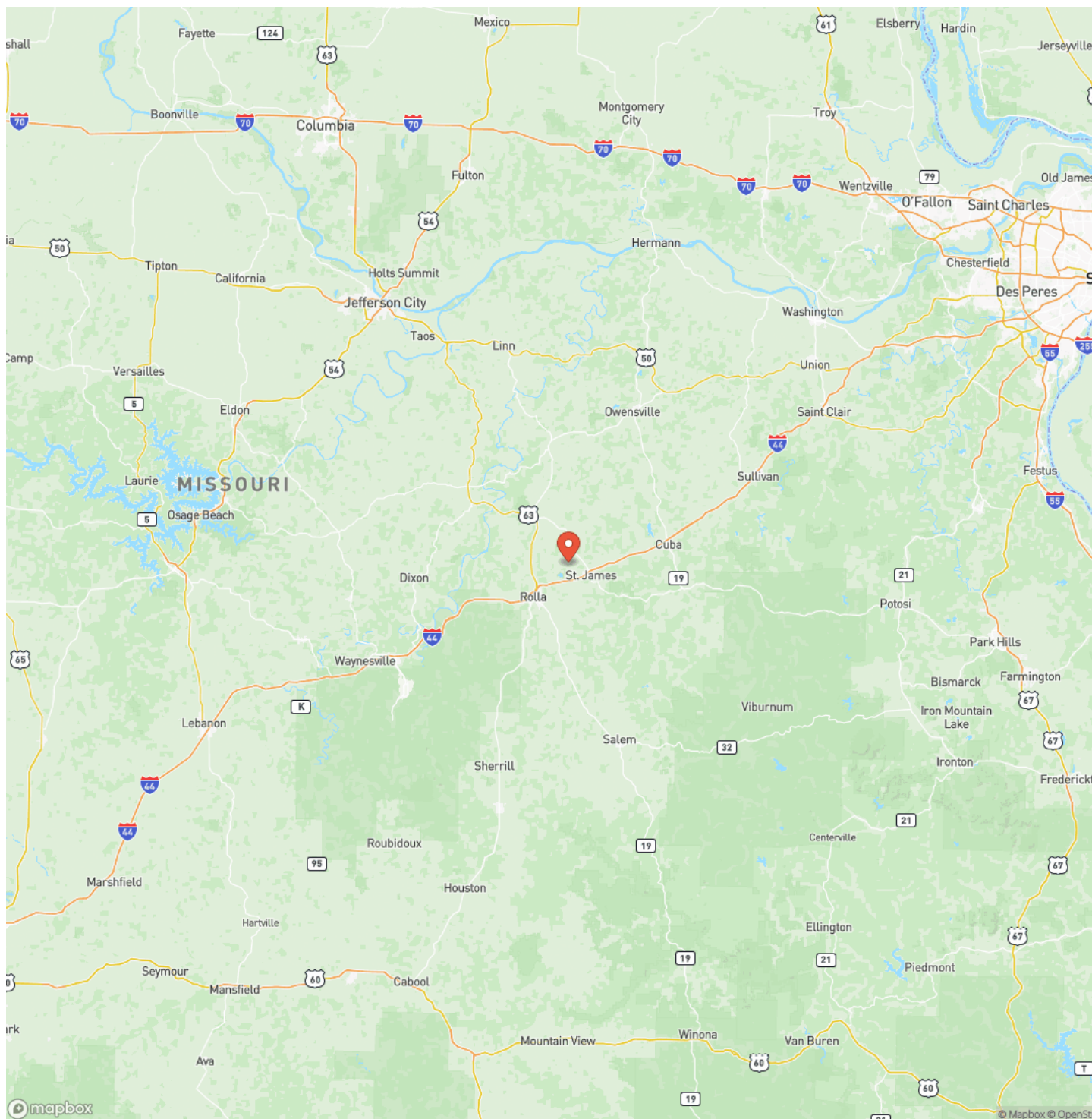
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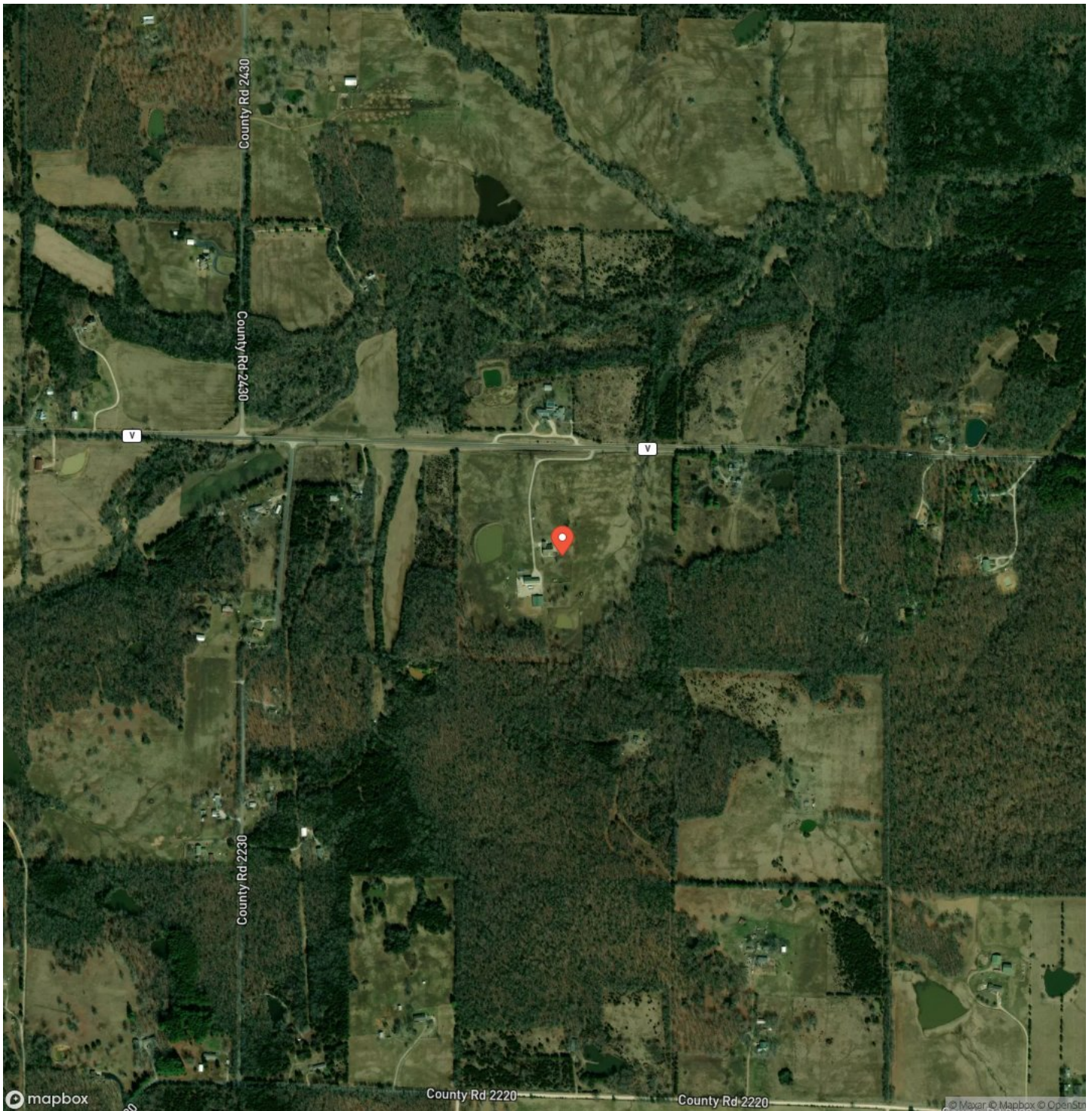
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://livingthedreamland.com/>

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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