

Misty Meadow Farm
0 Highway FF
Edgar Springs, MO 65462

\$629,000
175± Acres
Phelps County



Misty Meadow Farm
Edgar Springs, MO / Phelps County

SUMMARY

Address

0 Highway FF

City, State Zip

Edgar Springs, MO 65462

County

Phelps County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

37.7103 / -91.8408

Taxes (Annually)

596

Acreage

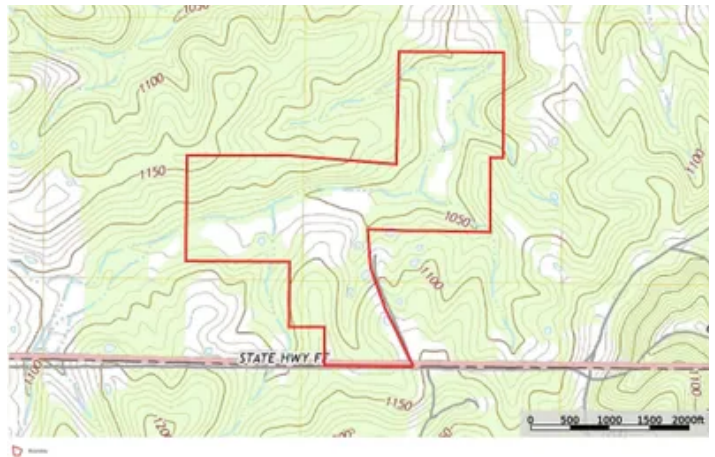
175

Price

\$629,000

Property Website

<https://livingthedreamland.com/property/misty-meadow-farm-phelps-missouri/89183/>



PROPERTY DESCRIPTION

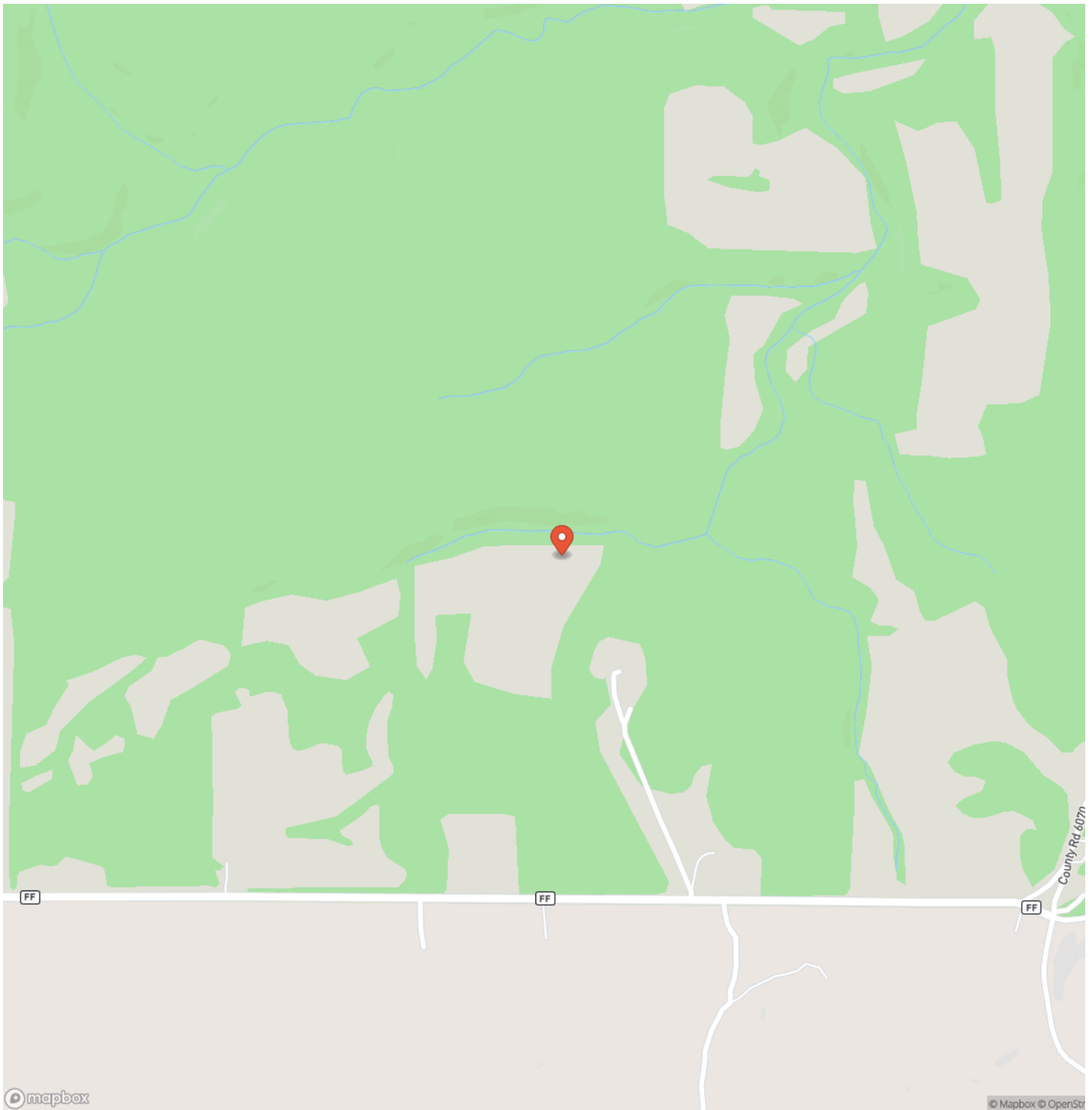
This 175-acre farm offers the perfect balance of open pasture and wooded acreage, fully fenced and ready for cattle or horses. Currently used for pasture and hay production, it's an ideal setup for livestock or a private retreat. The property boasts abundant wildlife, including whitetail deer and wild turkey, with monster bucks regularly captured on game cameras. Outdoor enthusiasts will appreciate the hunting opportunities right out their back door. State highway frontage for easy access Just 1 mile from a small hometown with a Dollar General, gas station, and post office Only 15 miles to Rolla (pop. 20,000) for shopping, dining, and hospital services A short drive to the Mark Twain National Forest, Big Piney River, and several trout streams for endless outdoor recreation Several excellent building sites are available if you are looking to build you dream home or weekend cabin bring a is Whether you're looking for a working farm, hunting property, or a private country getaway, this land offers it



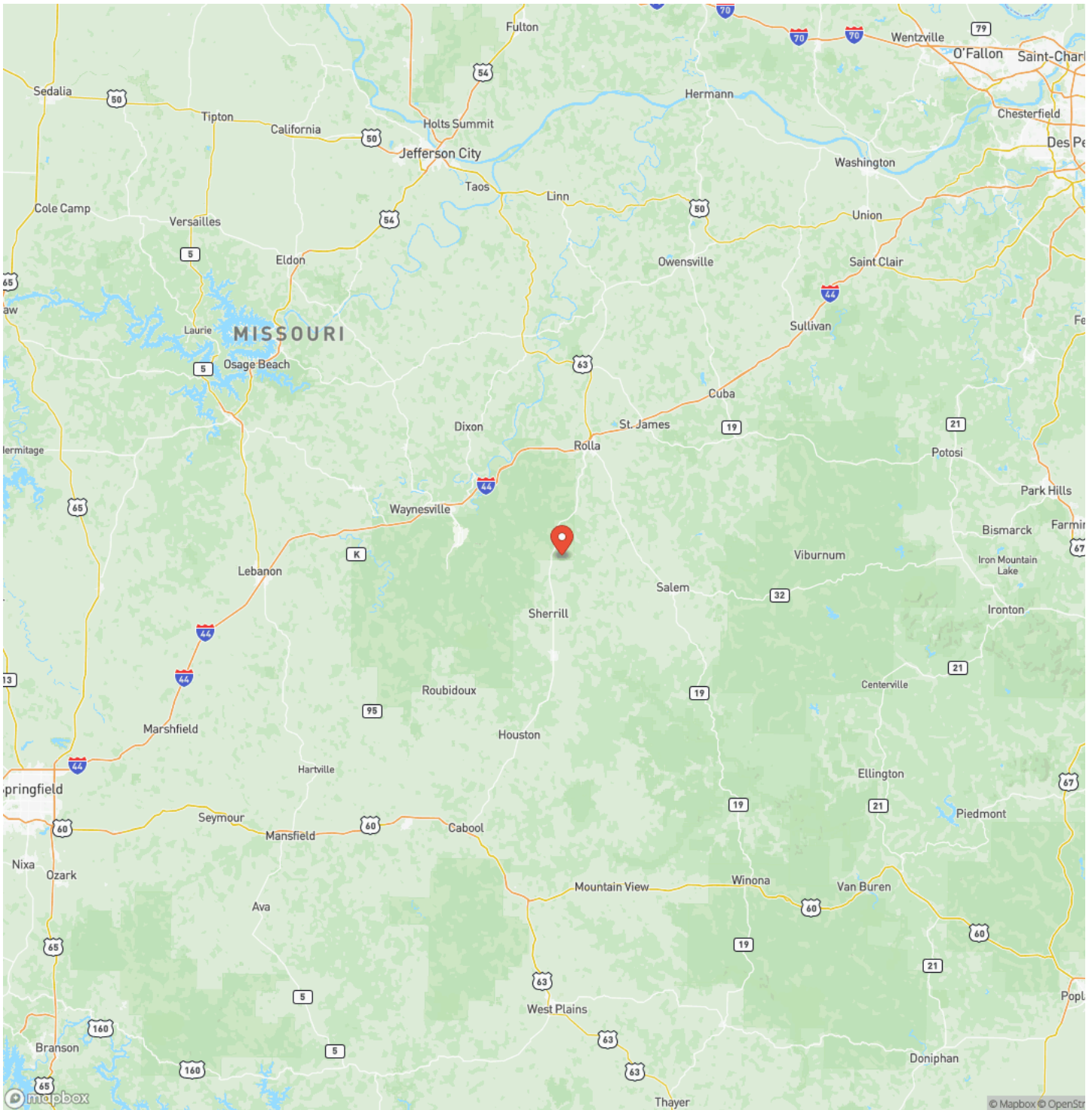
Misty Meadow Farm
Edgar Springs, MO / Phelps County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

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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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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