

Corn Creek Ranch
18321 State Route M
Edgar Springs, MO 65462

\$899,900
186± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Corn Creek Ranch
Edgar Springs, MO / Phelps County

SUMMARY

Address

18321 State Route M

City, State Zip

Edgar Springs, MO 65462

County

Phelps County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

37.7309 / -91.9041

Taxes (Annually)

525

Dwelling Square Feet

1772

Bedrooms / Bathrooms

2 / 1

Acreage

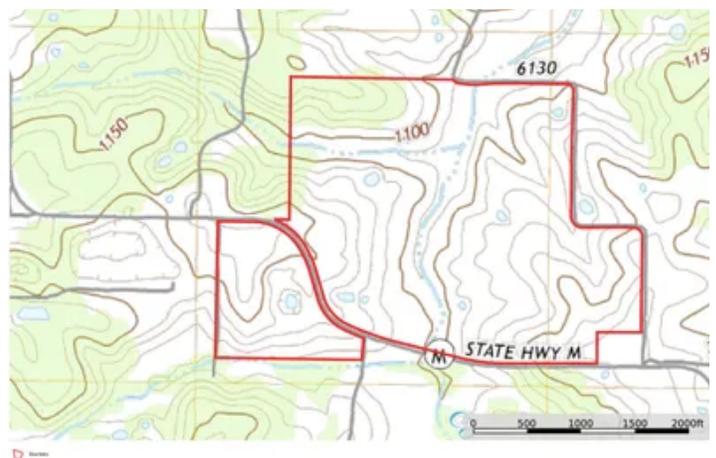
186

Price

\$899,900

Property Website

<https://livingthedreamland.com/property/corn-creek-ranch-phelps-missouri/59448/>



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PROPERTY DESCRIPTION

Nestled in the heart of the Ozarks is a True Gem, whether you are looking to dive into the beef industry or looking to expand Cattle operation, this ranch is ready for your livestock, 185 acres of excellent well maintained pasture and hay ground. Set up for rotational grazing with barbed wire cross fencing and pipe gates, automatic waterers and ponds. This farm is currently supporting 45 cow calf pairs as well as cutting 200 round bales a year. In addition there is a 3/4 acre pipe feedlot for backgrounding or finishing, complete with semi load-out. Nearly new 40x 60 hay barn with attached 1 bed 1bath apartment. There is 16 acres of high fence great for exotics or weaning calves, plus additional exotic cages. There is a 2 bedroom 1 bath Home with a beautiful stone fireplace in the great room plus a 2 car detached garage. Over a mile of highway frontage and 3/4 mile of county road frontage. If you are looking for a Place that is in production and well maintained you won't find one better. Start running your cattle today. come take a look you won't be disappointed. Grass Farms like this don't come on the market very often.

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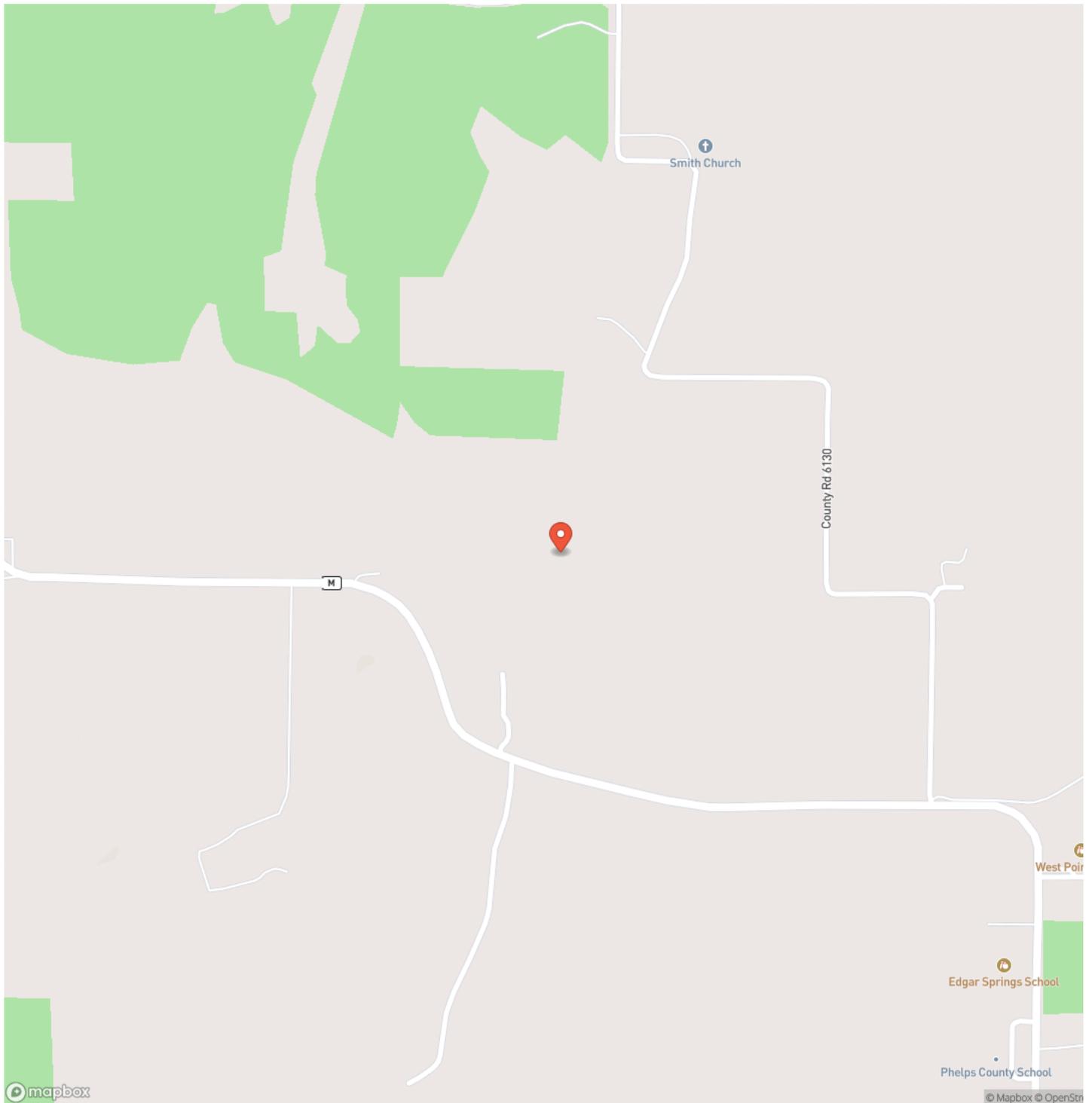


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Locator Map

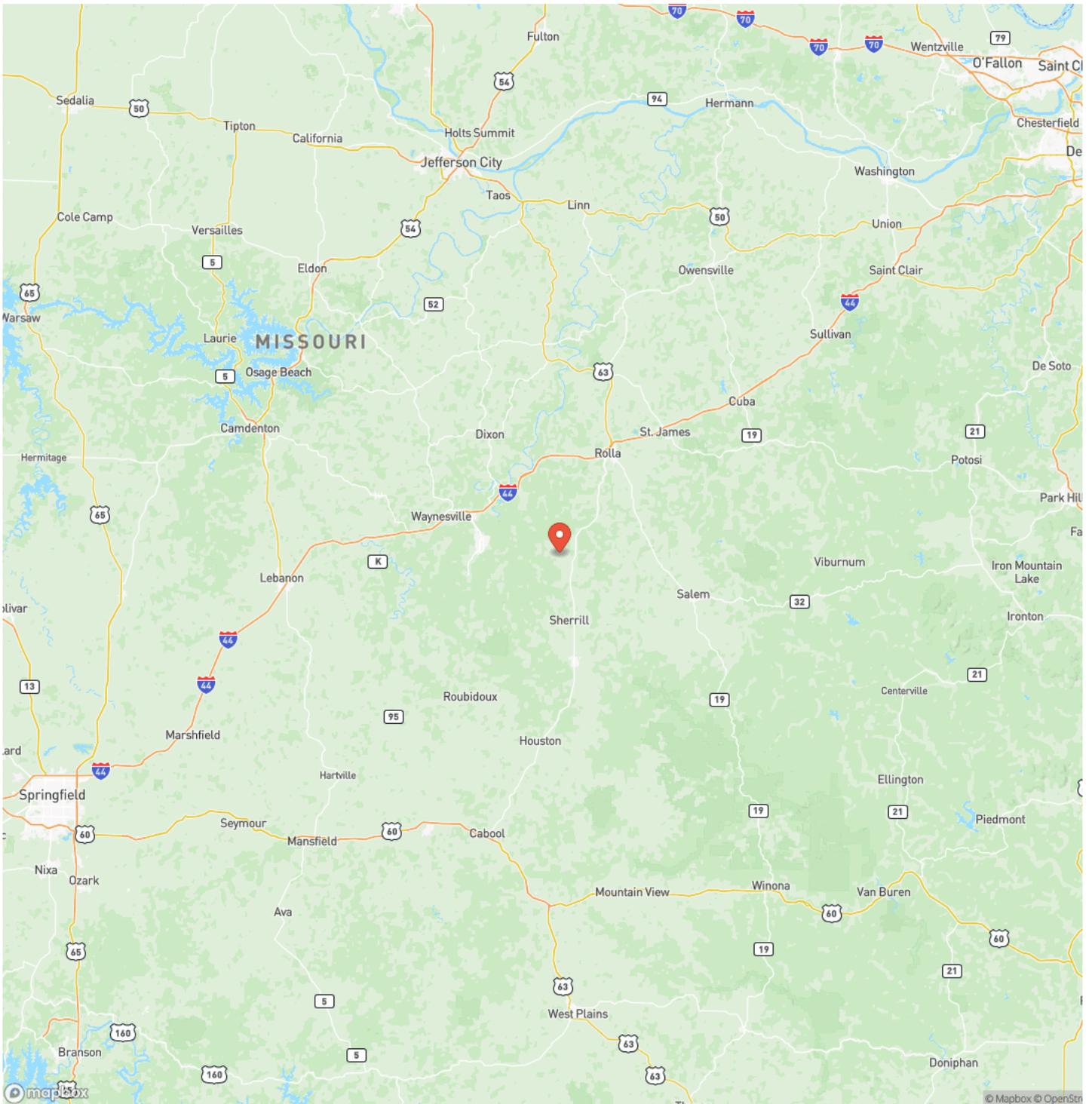


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Locator Map



Satellite Map



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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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