

Pool Holler Cave
Pool Holler Cave Road
Rolla, MO 65401

\$289,000
80± Acres
Phelps County



MORE INFO ONLINE:

1

<https://livingthedreamland.com/>



Pool Holler Cave
Rolla, MO / Phelps County

SUMMARY

Address

Pool Holler Cave Road

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.937145 / -91.867718

Taxes (Annually)

103

Acreage

80

Price

\$289,000

Property Website

<https://livingthedreamland.com/property/pool-holler-cave-phelps-missouri/37081/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Pool Holler Cave
Rolla, MO / Phelps County

PROPERTY DESCRIPTION

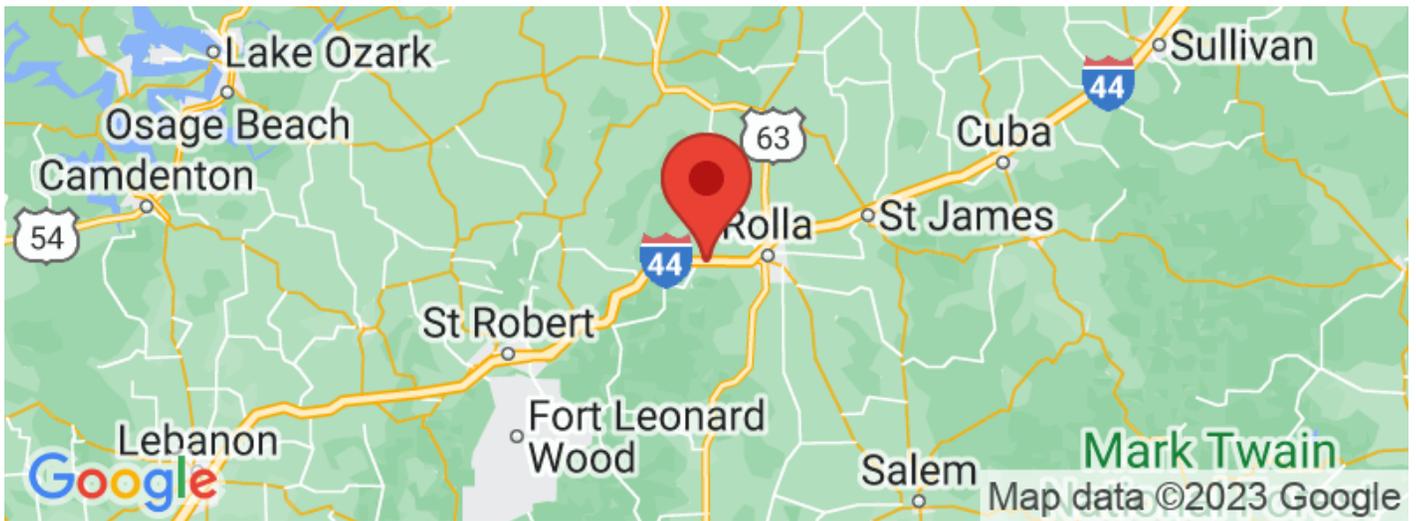
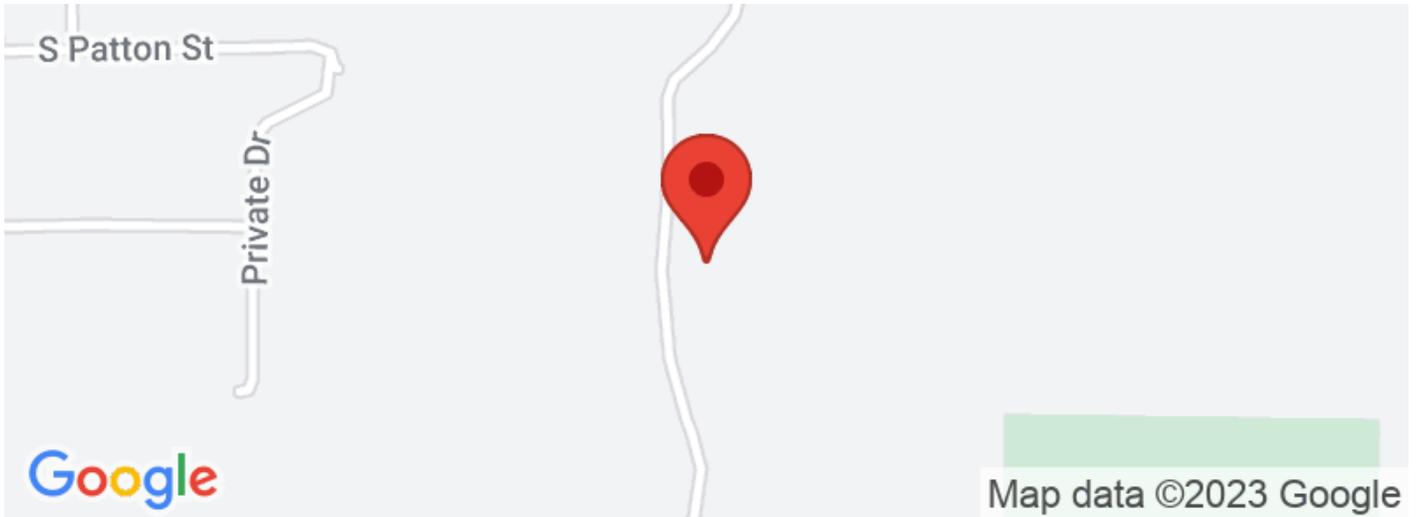
Here is your chance to own a true Ozark Treasure, Pool Holler Cave. When you enter the mouth of the cave that is large enough to drive a truck thru, you will walk along a spring branch running out of the cave, past several stalactites and stalagmites, and you will begin to hear a roar but don't be frightened as you will end your hike at an underground waterfall. Locals say that this was once a popular place for dances & because of the cool air coming out it was also perfect for 4th of July picnics & parties. This is on an 80ac tract just half a mile off of Historic Route 66 and Interstate 44. This wooded property has amazing building sites whether you like a private secluded holler or a cleared off hilltop with a view that you can see for miles. There are 2 year-round creeks that flow thru the property, one of which is fed by the spring from the cave. Has electric & well already in place and is bordered on 2 sides by Mark Twain National Forest making it a hunters dream. All of this just 7miles from the Gasconade river. Whether you're looking for a place to build your dream home, weekend getaway cabin or a place to build on the Route 66 tourist industry, you don't want to miss this unique opportunity!



Pool Holler Cave
Rolla, MO / Phelps County



Locator Maps



Aerial Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Pool Holler Cave
Rolla, 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.



Living The Dream Outdoor Properties

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

