

Clementine Farm
000 highway j
Newburg, MO 65550

\$712,000
178± Acres
Phelps County



Clementine Farm
Newburg, MO / Phelps County

SUMMARY

Address

000 highway j

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

Recreational Land, Commercial

Latitude / Longitude

37.8671 / -92.0103

Acreage

178

Price

\$712,000

Property Website

<https://livingthedreamland.com/property/clementine-farm-phelps-missouri/91796/>

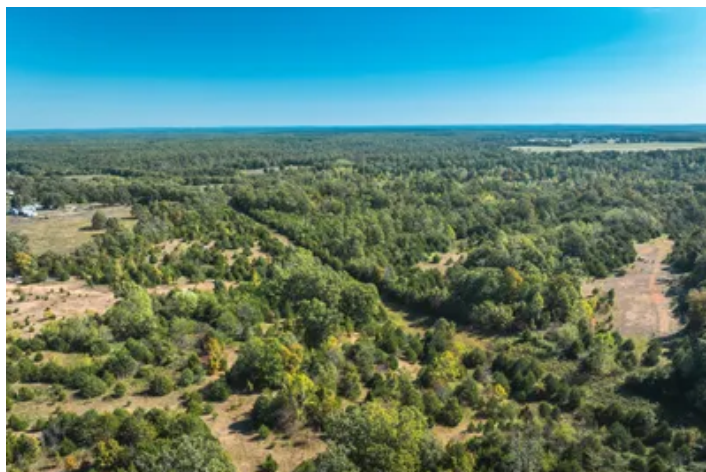


PROPERTY DESCRIPTION

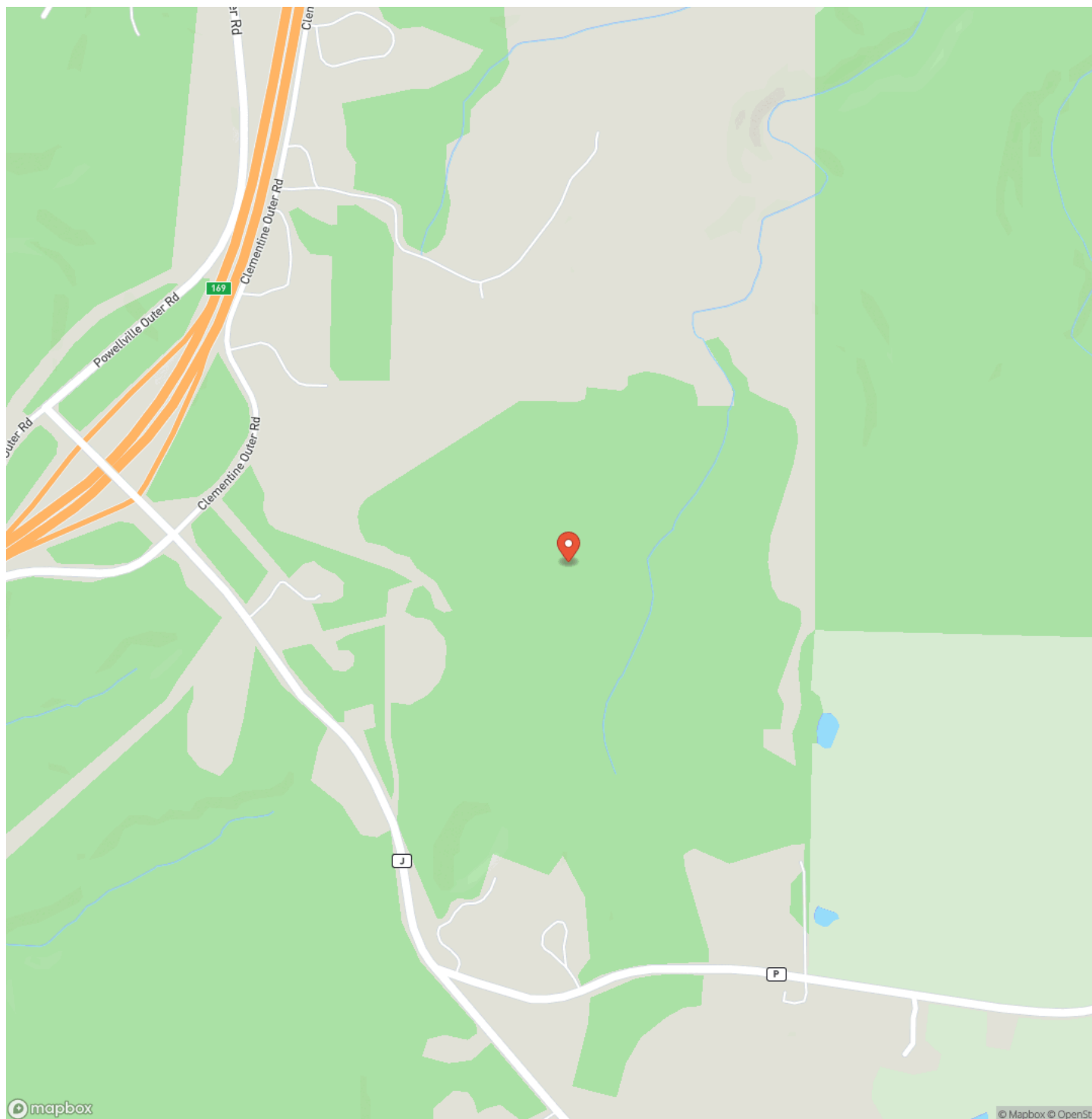
Discover 178 beautiful acres located just off Interstate 44 at Exit 169 — the perfect blend of accessibility, natural beauty, and development potential. This exceptional property offers a mix of open pasture and mature wooded areas teeming with wildlife, making it ideal for residential, commercial, or recreational use. Situated approximately halfway between Springfield and St. Louis, Missouri, the land offers easy interstate access and multiple prime building sites for your dream home or future development project. Electric service is already on-site, saving you time and expense in setup. Outdoor enthusiasts will love the proximity to some of Missouri's most scenic waterways — just 3 miles from the Big Piney River, 4 miles from the Gasconade River, and less than an hour from Lake of the Ozarks. The property is also conveniently located 10 miles from the main gate of Fort Leonard Wood and 25 miles from Rolla. Whether you're looking to develop, invest, or build your dream home in a serene yet connected setting, this property offers limitless potential.



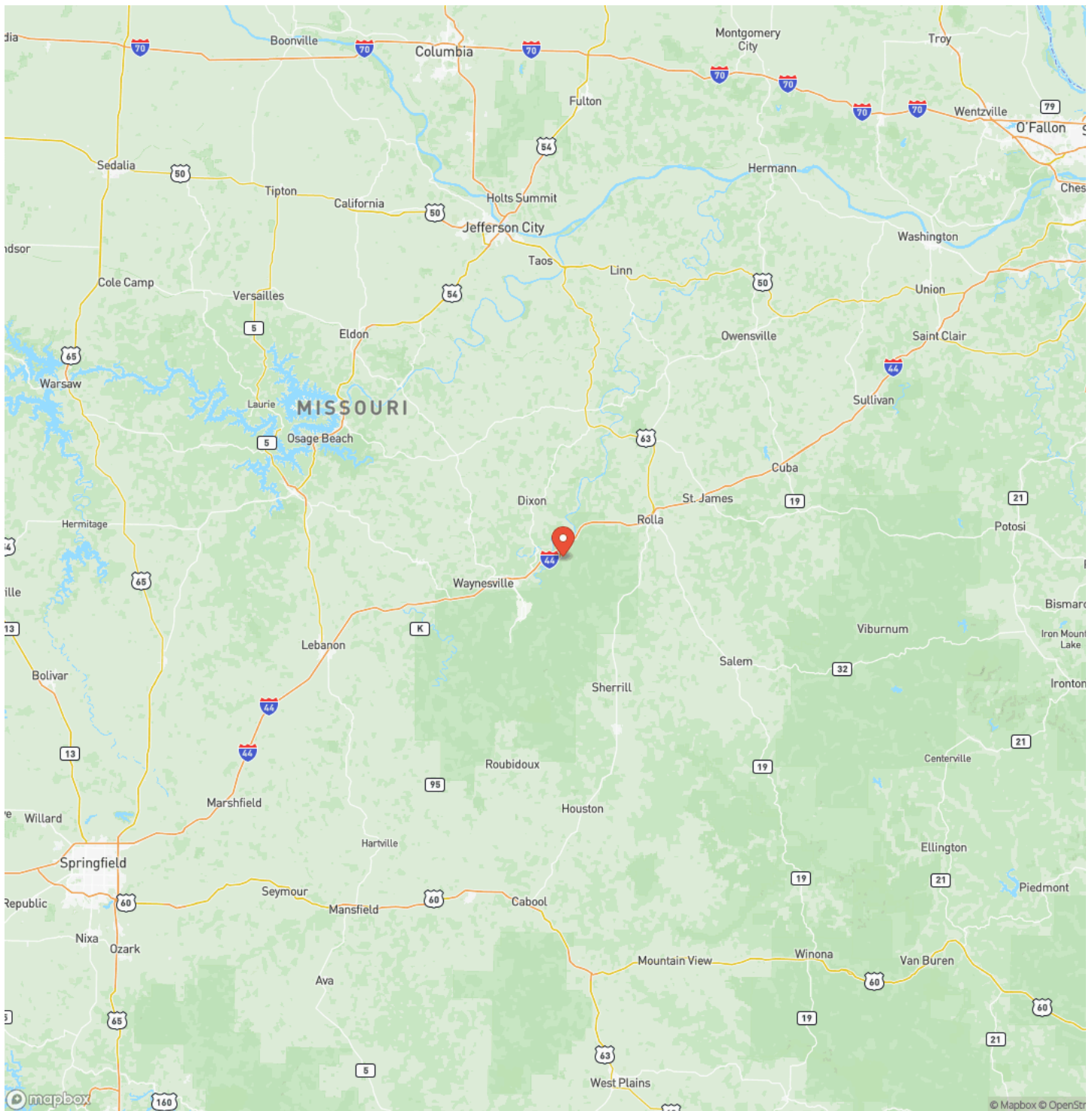
Clementine Farm
Newburg, MO / Phelps County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Office

(855) 289-3478

Email

yourlandhunter@gmail.com

Address

6485 N Service Rd

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

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

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

