

Fox Ridge
23294 State Route T
Newburg, MO 65550

\$259,000
40± Acres
Phelps County



Fox Ridge
Newburg, MO / Phelps County

SUMMARY

Address

23294 State Route T

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

37.758567 / -91.909189

Taxes (Annually)

\$105

Dwelling Square Feet

1,216

Bedrooms / Bathrooms

3 / 2

Acreage

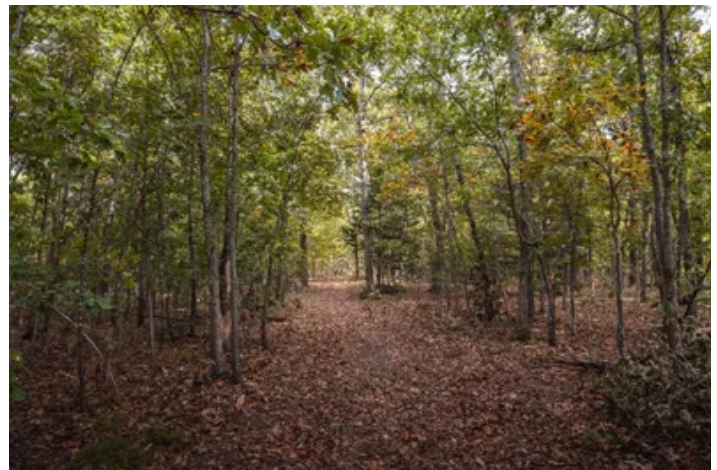
40

Price

\$259,000

Property Website

<https://livingthedreamland.com/property/fox-ridge/phelps/missouri/91701/>



PROPERTY DESCRIPTION

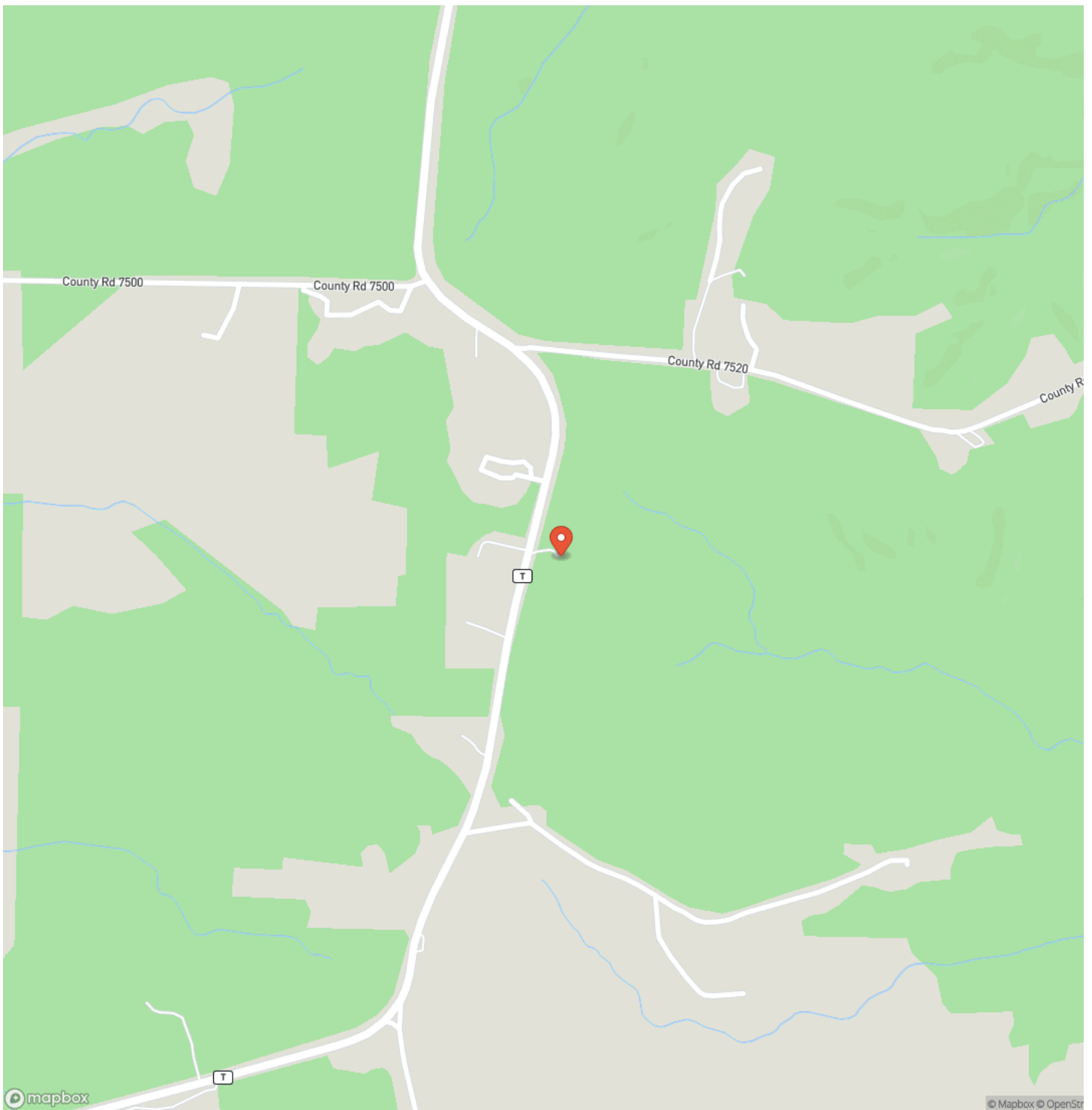
Discover your private Ozarks retreat on 40 beautiful wooded acres featuring a 3-bedroom, 2-bath mobile home with a spacious back deck perfect for relaxing and enjoying the peaceful surroundings. The home is nestled deep in the woods, offering total privacy yet convenient access with state highway frontage on one side and a paved county road on the other. Outdoor enthusiasts will love the excellent hunting opportunities for whitetail deer, turkey, and small game, as well as the UTV, horse, and four-wheeler trails that wind through the property. Located just 20 miles from Rolla and about 10 miles from Fort Leonard Wood, this property is close to thousands of acres of Mark Twain National Forest, the Big Piney River, and several trout streams and state parks—perfect for fishing, floating, and exploring. Whether you're looking for a full-time residence, weekend getaway, or hunting retreat, this property offers the best of country living with easy access to nearby towns and outdoor adventures.



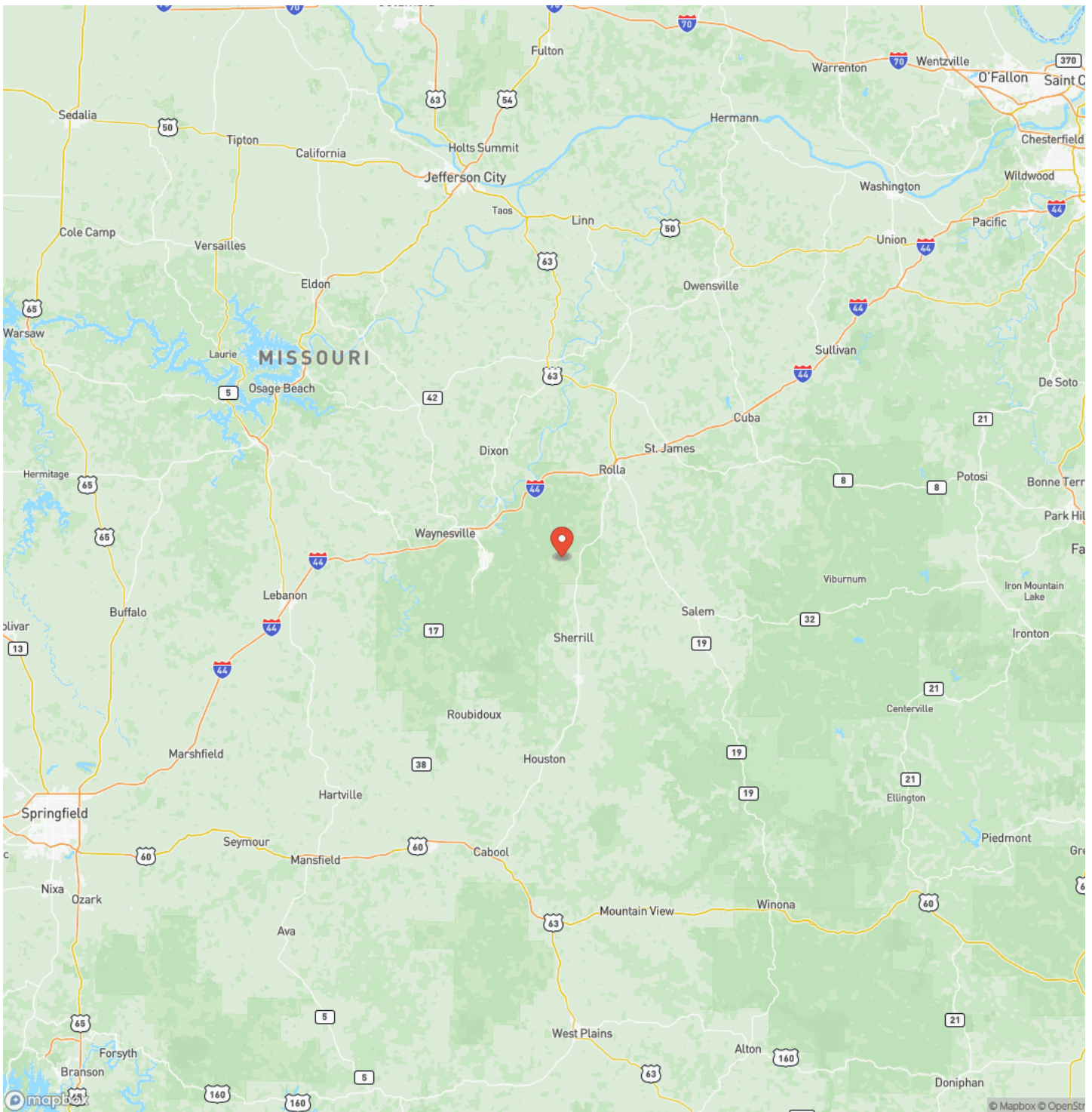
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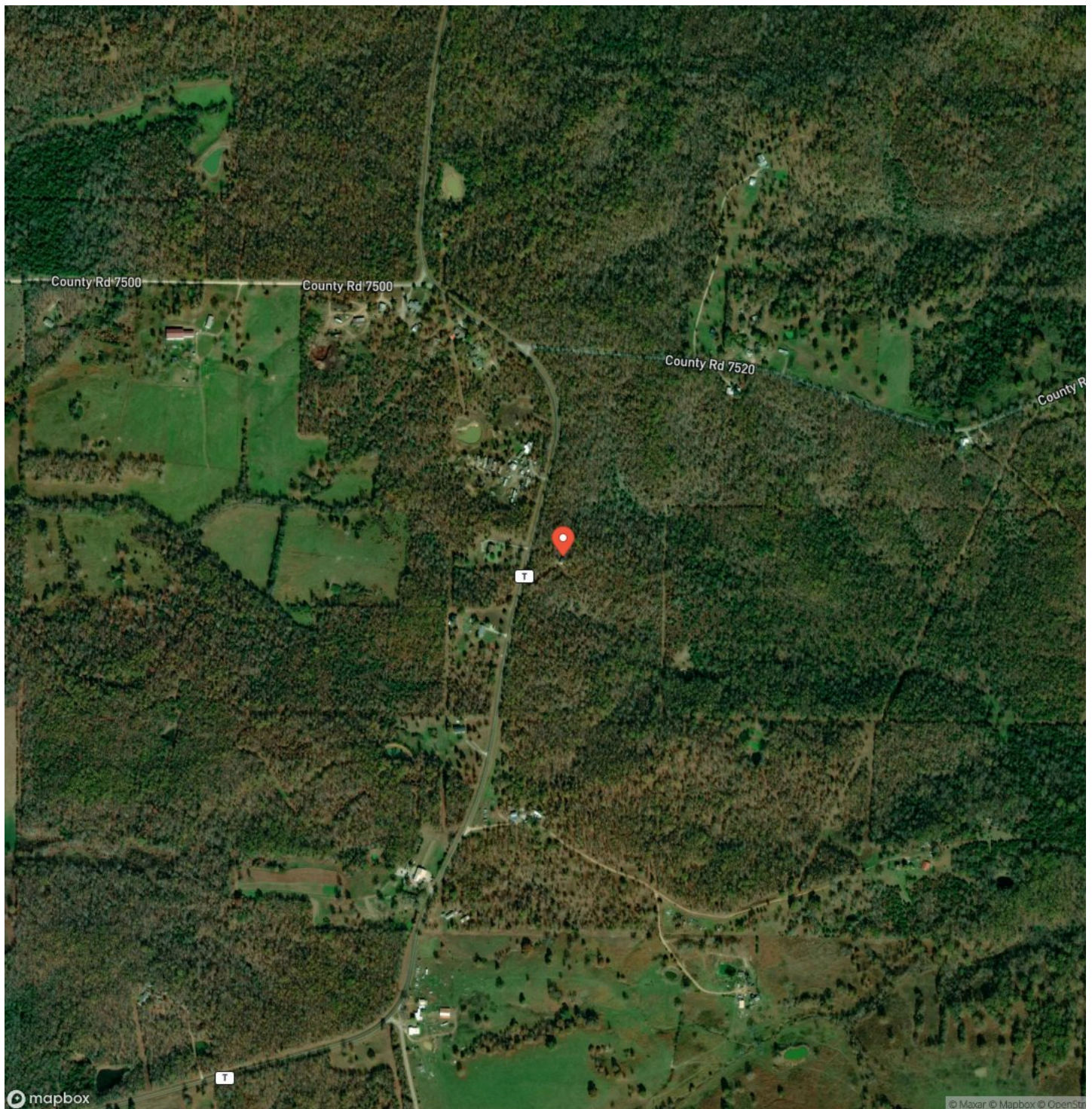
Locator Map



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

Leasburg, MO 65535

NOTES

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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.



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

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