

Edgar Grass Farm
17039 State Highway M
Edgar Springs, MO 65462

\$230,000
51± Acres
Phelps County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Edgar Grass Farm
Edgar Springs, MO / Phelps County

SUMMARY

Address

17039 State Highway M

City, State Zip

Edgar Springs, MO 65462

County

Phelps County

Type

Farms, Recreational Land

Latitude / Longitude

37.7117 / -91.8828

Taxes (Annually)

1259

Acreage

51

Price

\$230,000

Property Website

<https://livingthedreamland.com/property/edgar-grass-farm-phelps-missouri/37169/>



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PROPERTY DESCRIPTION

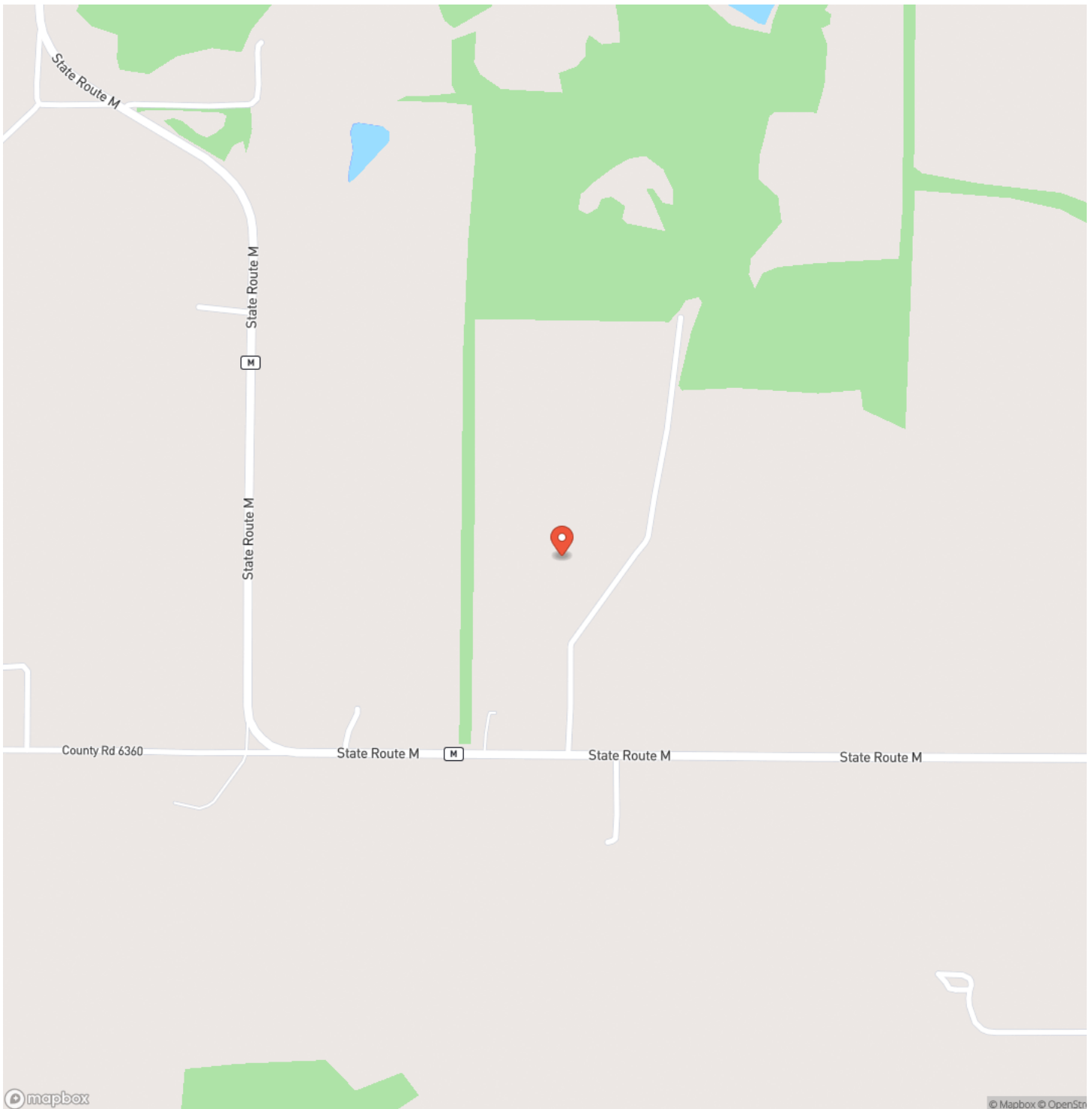
Hard to find in this area of the Ozarks, come take a look at this piece for level land in permanent pasture or hay. You can graze or hay nearly every inch of this property. With electric access and public water all along one side this would be a perfect place for that jaw dropping dream home you've been envisioning! Right off of the highway and just a couple miles from a friendly little country town of about 250 ppl. Wonderfully located just 15mi from Rolla or Ft Leonard Wood. Also nearby is Big Piney River, Mark Twain National forest, Montauk State Park and several Blue Ribbon Trout Streams.



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Locator Map

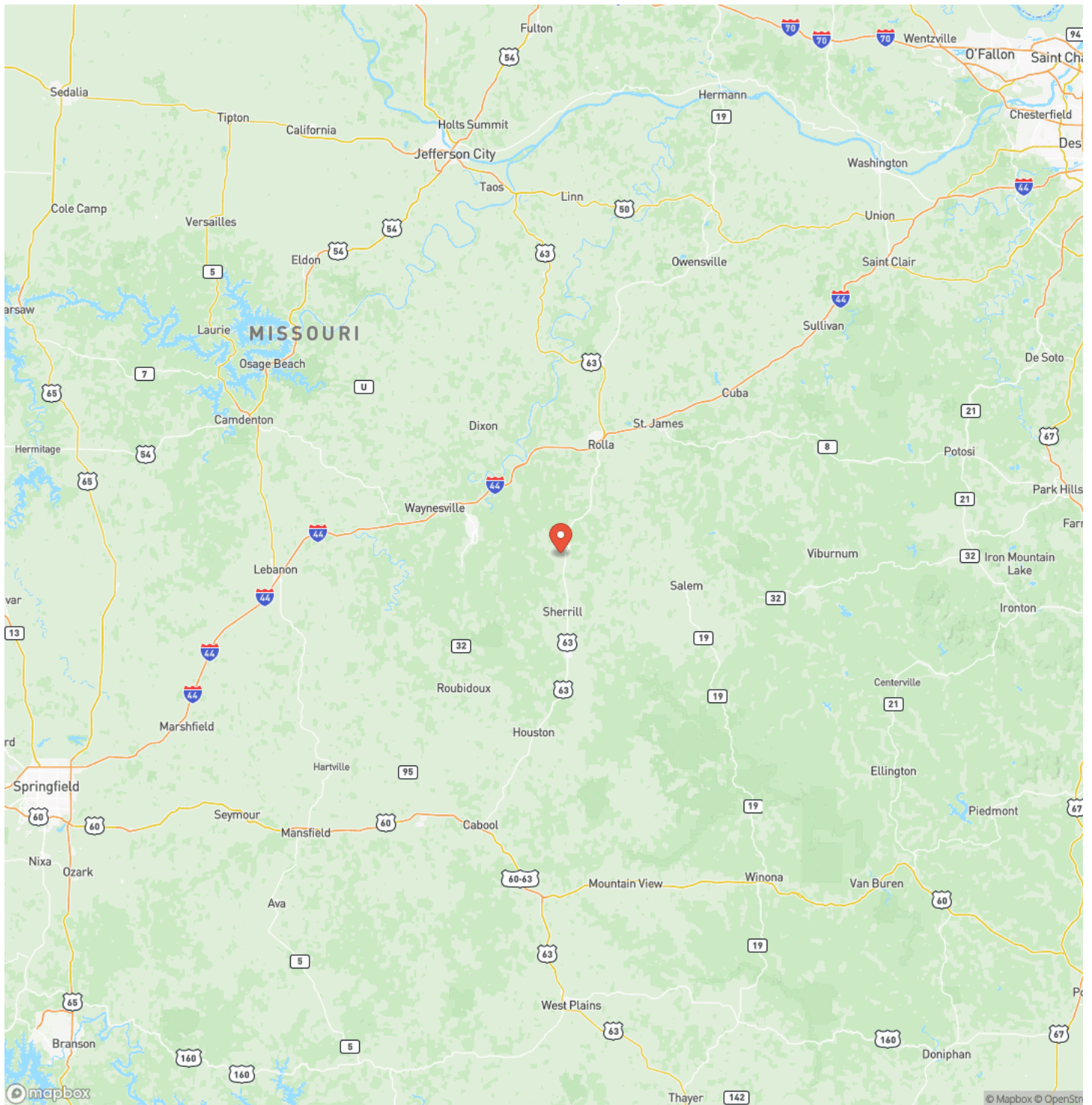


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Locator Map



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Satellite Map



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

[illegible]

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.



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
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

