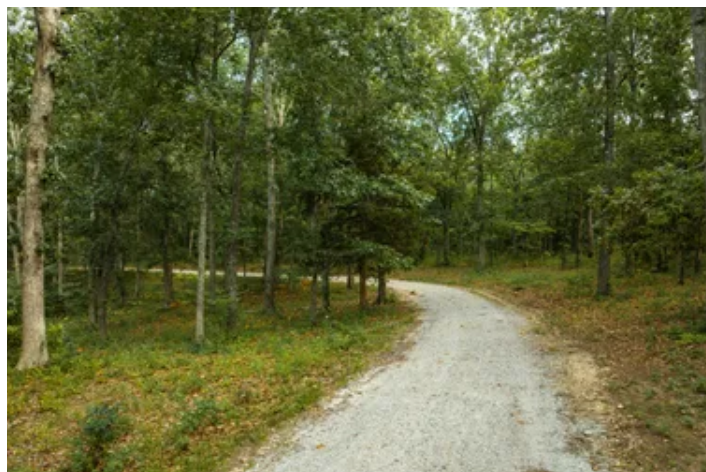


**Woods Cabin Farm**  
17039 State Hwy M  
Edgar Springs, MO 65462

**\$699,000**  
94± Acres  
Phelps County





**Woods Cabin Farm**  
**Edgar Springs, MO / Phelps County**

---

**SUMMARY**

**Address**

17039 State Hwy M

**City, State Zip**

Edgar Springs, MO 65462

**County**

Phelps County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

37.7097 / -91.8838

**Taxes (Annually)**

1259

**Dwelling Square Feet**

2080

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

94

**Price**

\$699,000

**Property Website**

<https://livingthedreamland.com/property/woods-cabin-farm-phelps-missouri/37217/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

This beautiful log home is nestled in a huge mature hardwood forest secluded down a well maintained level private road off of a State Hwy. With wraparound porches, amazing large glass view out of the cathedral great room this home is both cozy & comfortable. With an open floor plan & exposed log staircase it definitely has WOW factor! The home is setup to make mother in law quarters with a walkout basement. There is an amazing lake site just off of the great room. This 94ac tract features 40acres of woods that surround the cabin, in the back of the property after you drive past your the nearly 54acres of pasture or hay ground. A great place for horse or cattle or an extra income producing property. Surrounded by neighboring cattle and hay farms makes this farm a sanctuary for deer & turkey. Whether you are a hunter or just like to enjoy watching the wildlife, this piece of heaven will not disappoint. When you get to the cabin you might seem alone with no neighbors in sight, but you are only a couple miles from a little country town of about 250 people. Located approx 15miles from Rolla or Fort Leonardwood, also near the Big Piney River, Montauk State Park, Mark Twain National Forest and several Blue Ribbon Trout streams. This would be a great place to call home!

**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**





**Woods Cabin Farm**  
**Edgar Springs, MO / Phelps County**

---

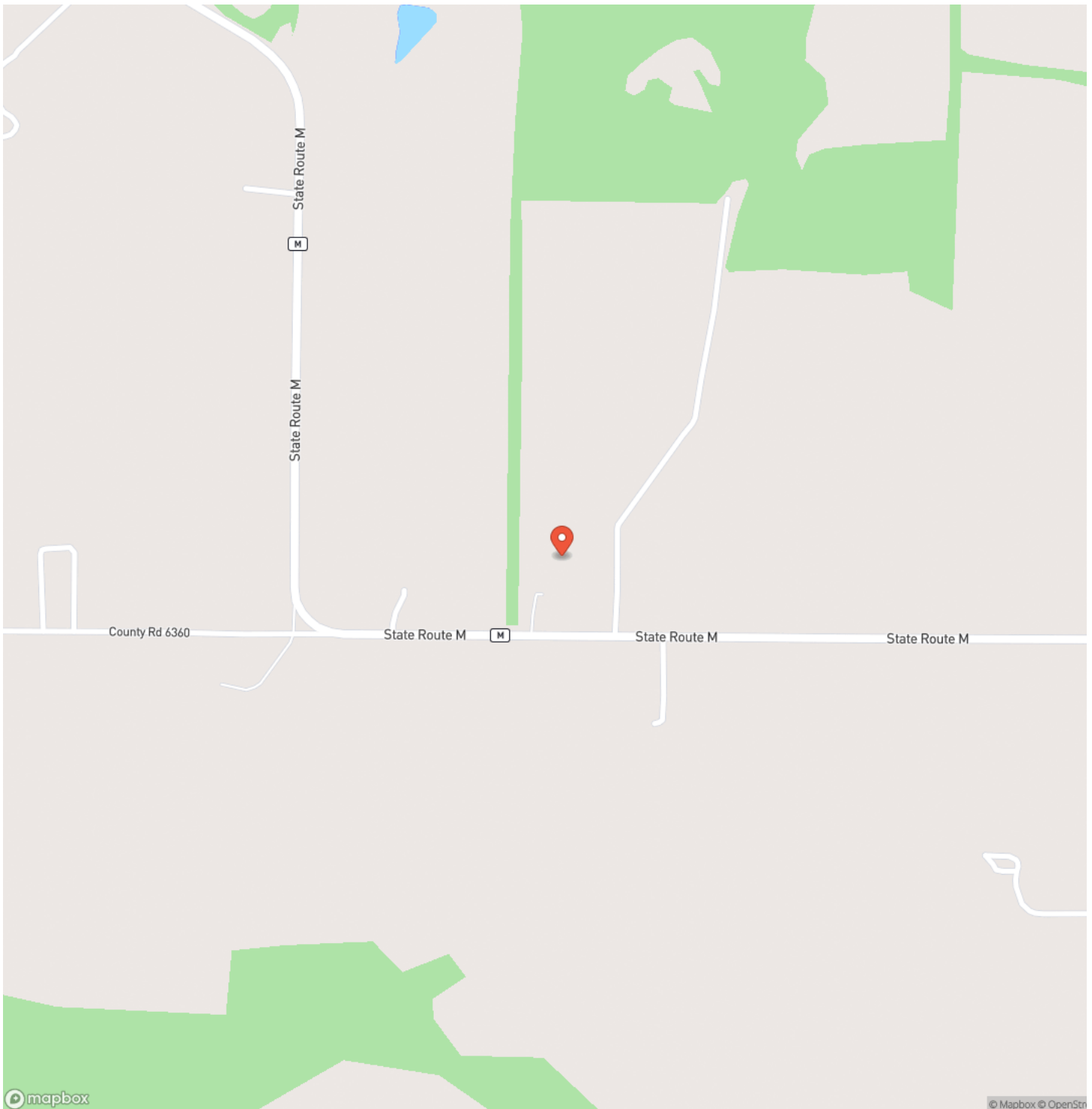


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Locator Map

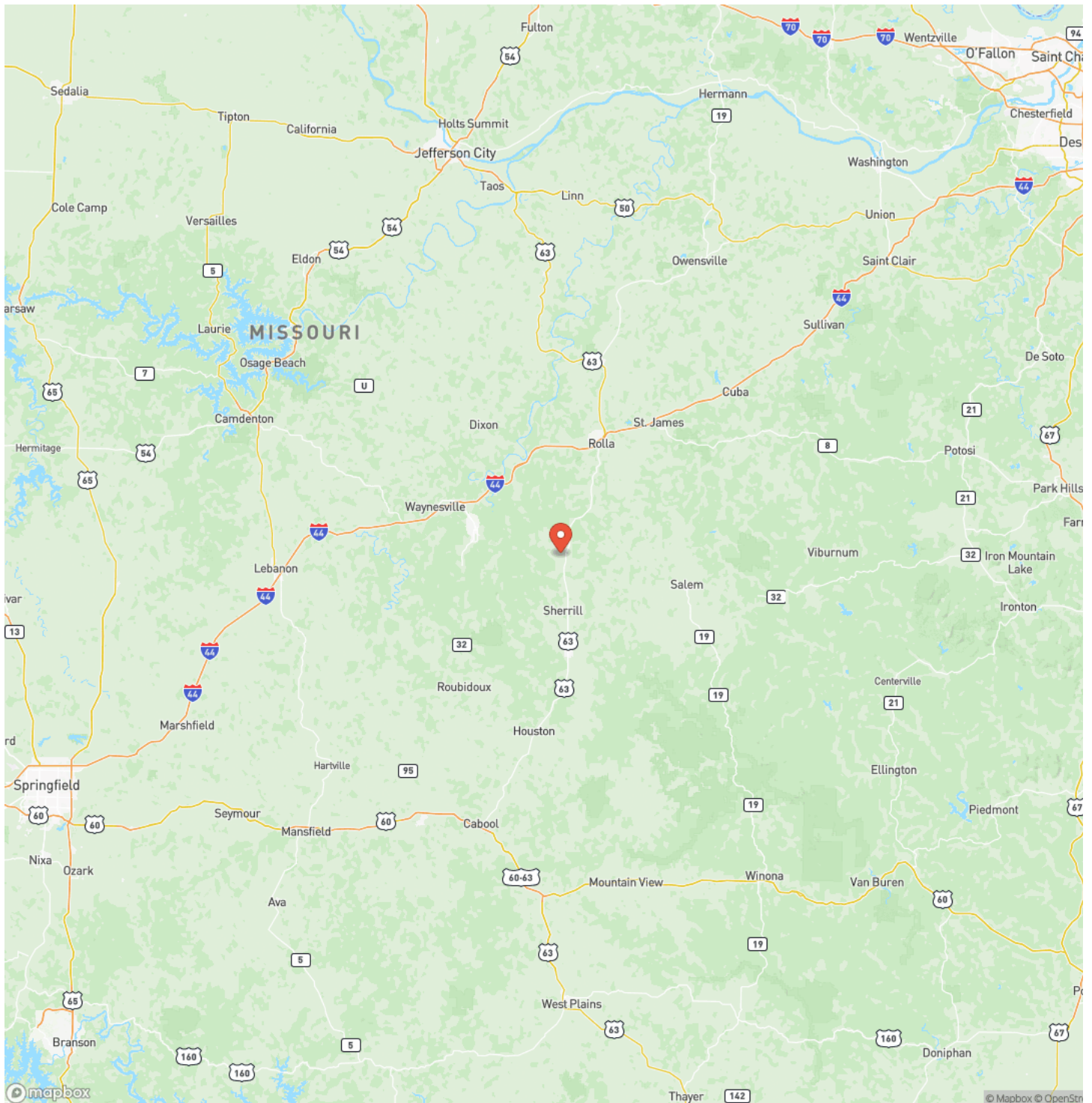


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Locator Map



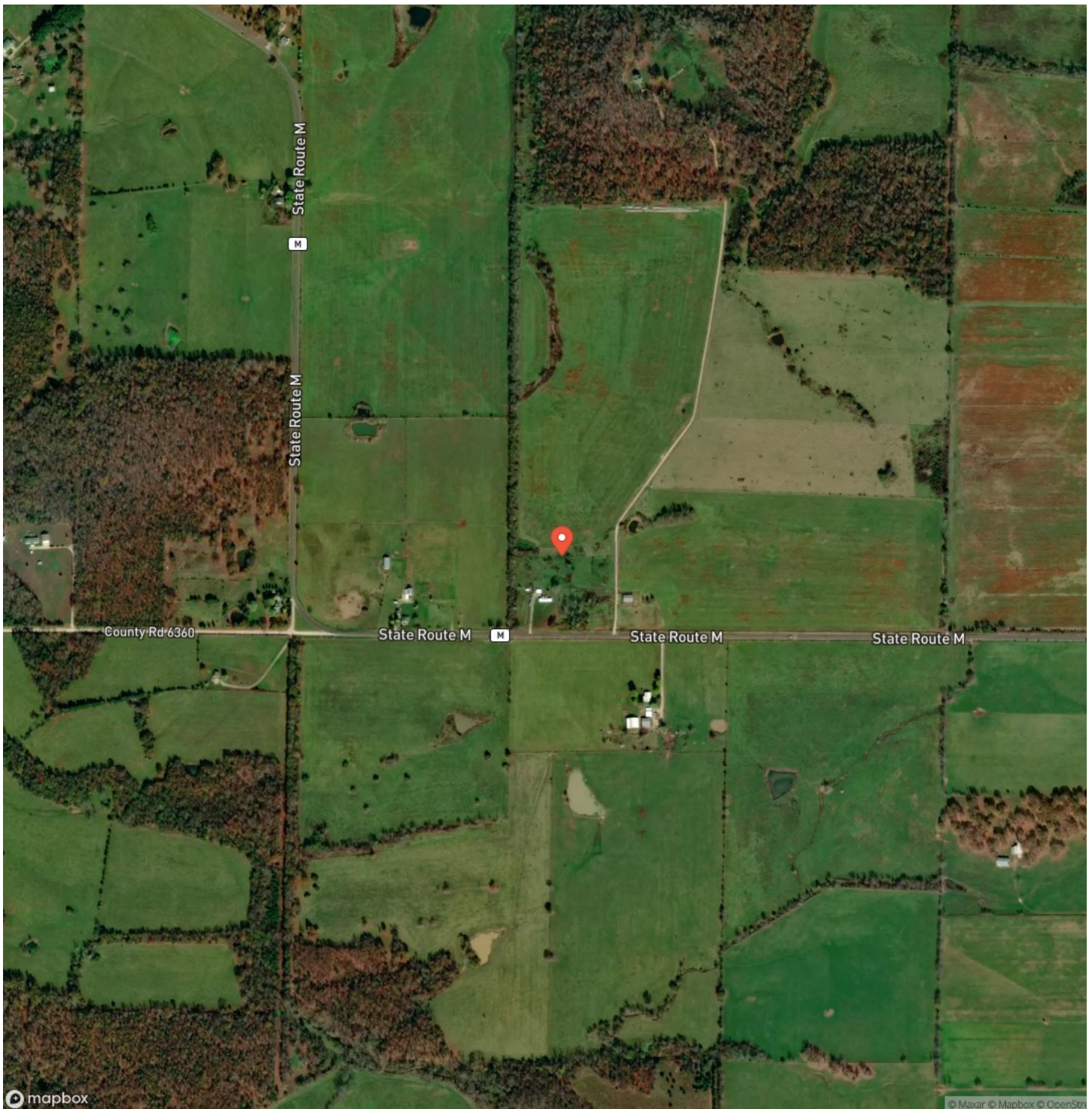
**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## 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 single sheet of white paper with horizontal blue 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**

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

---

