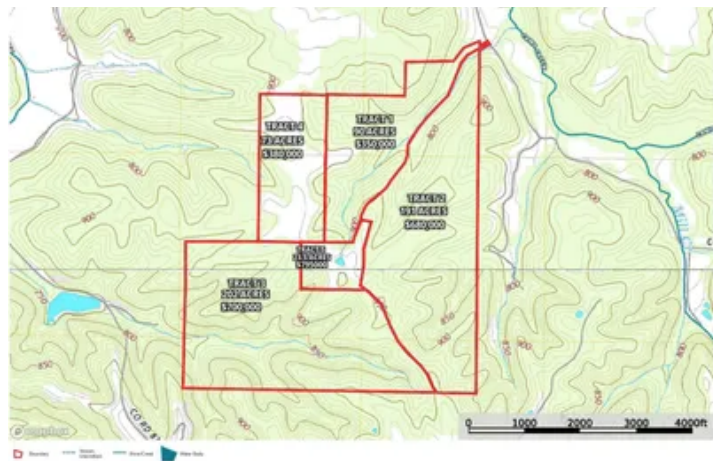
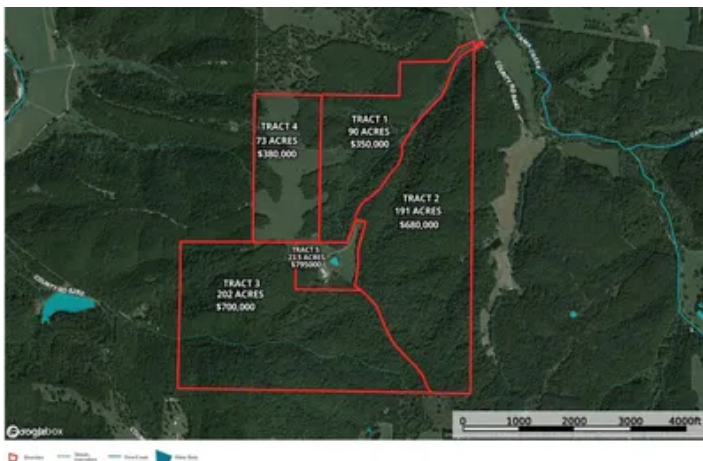


Camp Creek Tract 4  
County Road 8440  
Rolla, MO 65401

**\$380,000**  
73± Acres  
Phelps County





**Camp Creek Tract 4**  
**Rolla, MO / Phelps County**

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**SUMMARY**

**Address**

County Road 8440

**City, State Zip**

Rolla, MO 65401

**County**

Phelps County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.0047 / -91.9109

**Taxes (Annually)**

150

**Acreage**

73

**Price**

\$380,000

**Property Website**

<https://livingthedreamland.com/property/camp-creek-tract-4-phelps-missouri/44384/>



**MORE INFO ONLINE:**

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



**PROPERTY DESCRIPTION**

This remarkable property spans 73 acres of mainly open ground and some wooded. Close to the Mark Twain Forest, a haven for outdoor enthusiasts seeking a recreational paradise. The land's natural diversity creates an environment that's teeming with opportunities for leisure & adventure. Hunters will find themselves in a true paradise, w/excellent hunting grounds that boast an abundance of wildlife from giant tom turkeys to the whitetail deer, the property hosts a rich variety of game. The property's proximity to the Gasconade & Big Piney Rivers enhances its allure for avid anglers. The promise of trophy-sized smallmouth bass awaits in these waters, beckoning fishing enthusiasts to cast a line. The area is a gateway to camping, fishing, & hunting adventures so don't miss out. This is the perfect place to have that weekend getaway or a permanent home.



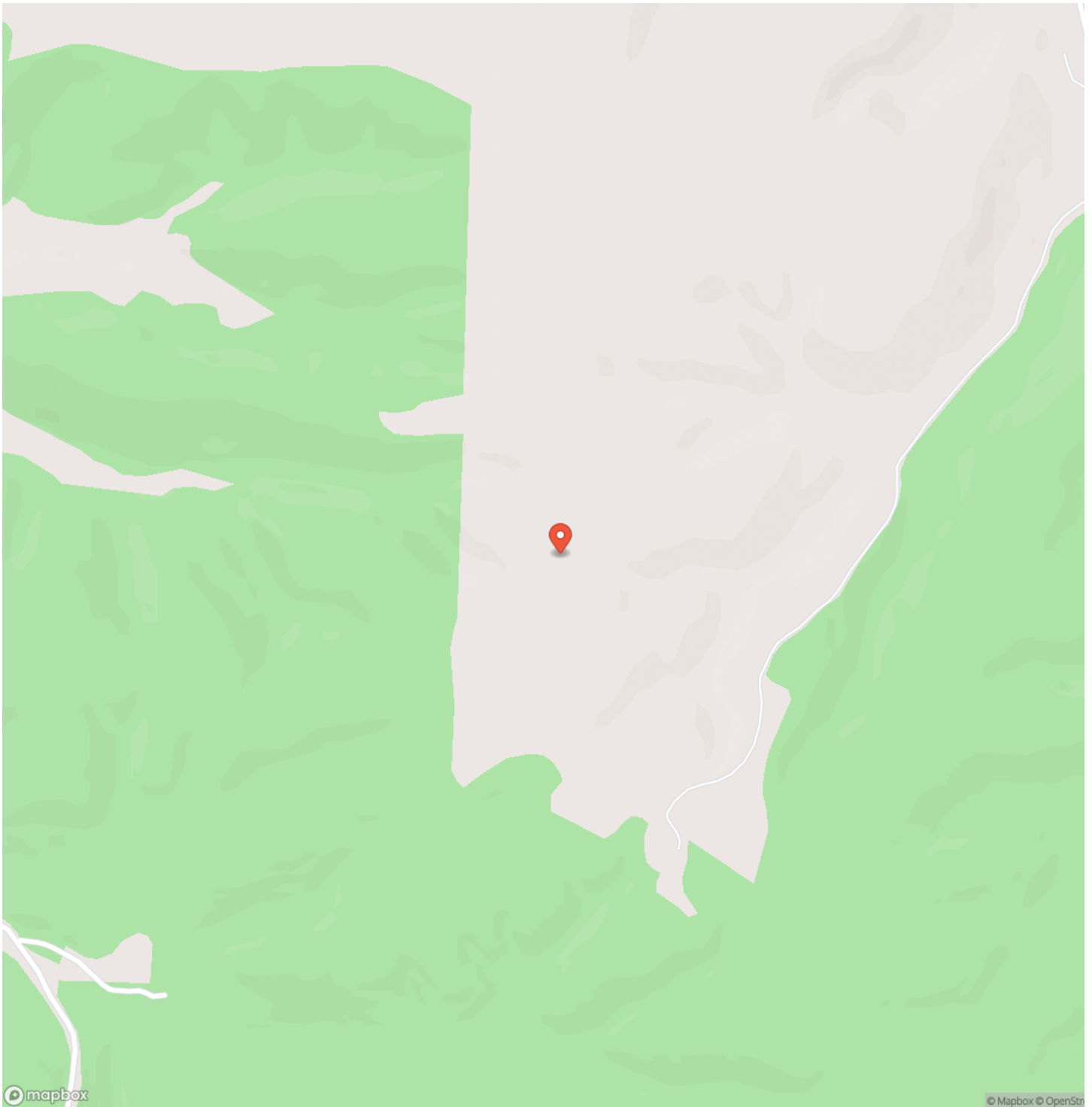
Camp Creek Tract 4  
Rolla, MO / Phelps County

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## Locator Map

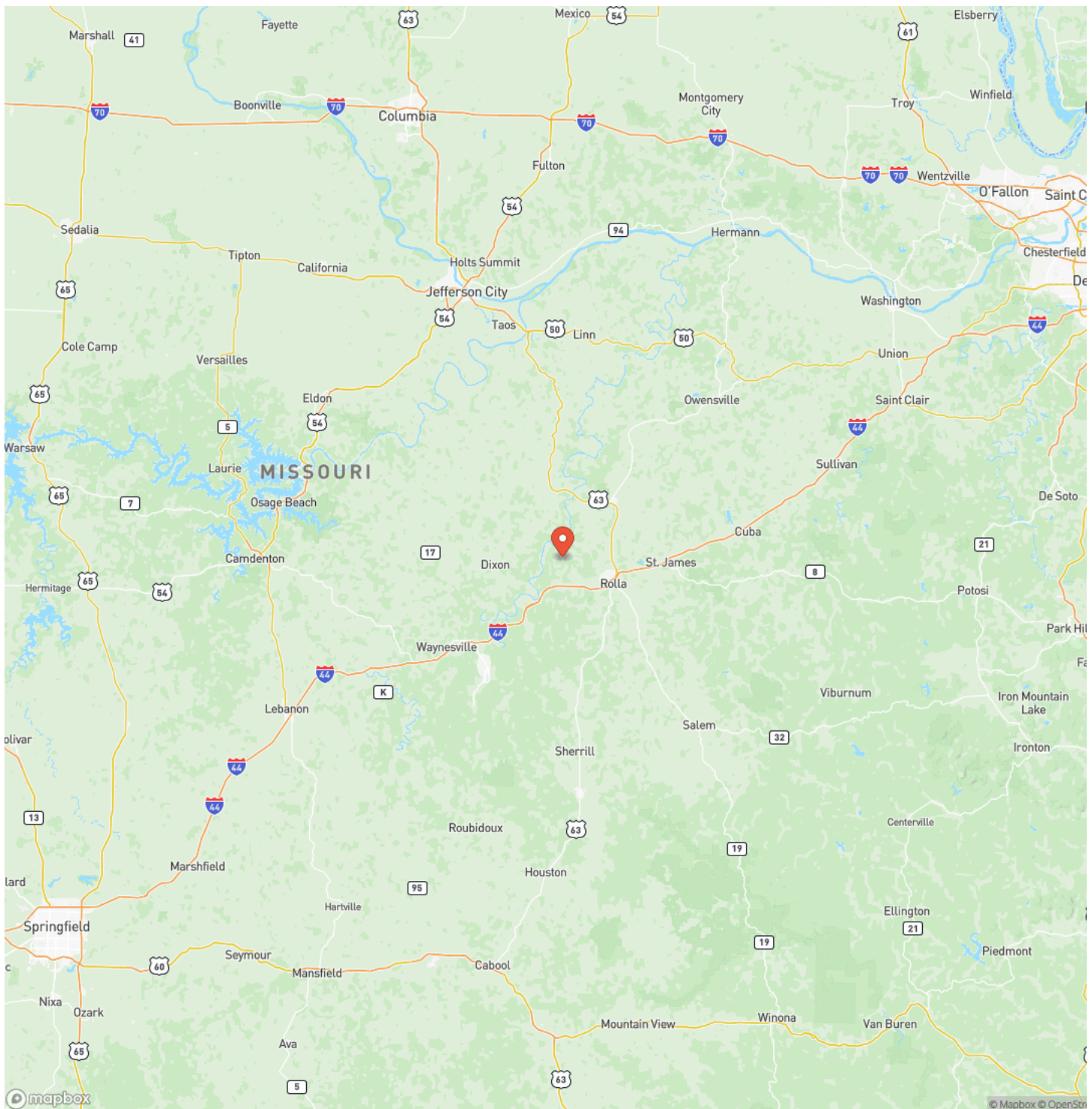


**MORE INFO ONLINE:**

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



## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



**Camp Creek Tract 4**  
**Rolla, MO / Phelps County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

**Address**

515 S Franklin

## City / State / Zip

Cuba, MO 63005

## NOTES





## 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.





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

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