

**Double K Ranch**  
Hwy 63 south  
Edgar Springs, MO 65462

**\$870,000**  
220± Acres  
Phelps County



**MORE INFO ONLINE:**

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



**Double K Ranch**  
**Edgar Springs, MO / Phelps County**

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**SUMMARY**

**Address**

Hwy 63 south

**City, State Zip**

Edgar Springs, MO 65462

**County**

Phelps County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

37.6572 / -91.8691

**Taxes (Annually)**

263

**Acreage**

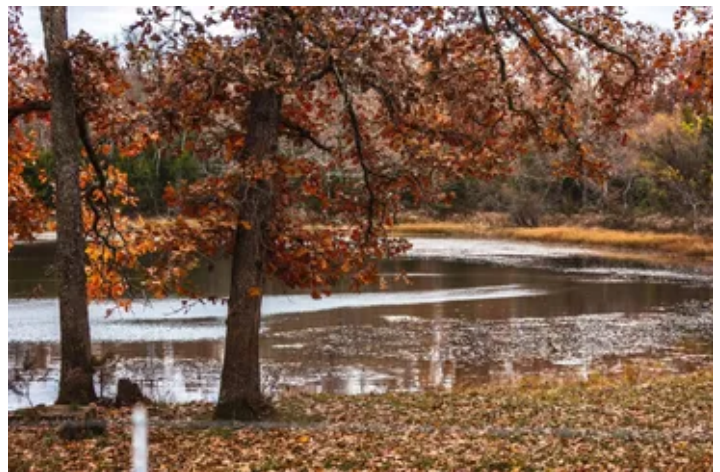
220

**Price**

\$870,000

**Property Website**

<https://livingthedreamland.com/property/double-k-ranch-phelps-missouri/49890/>



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**PROPERTY DESCRIPTION**

Take a look at this beautiful farm with a good mix of pasture and timber. The pastures are fenced & cross fenced with automatic waterers & a hay barn ready for your livestock with lots of green grass! Wait until you see the 3ac lake teeming with fish & a neat little cedar log cabin looking out over it. The lake is strategically located in the middle of the farm making it the perfect hideaway to enjoy the privacy of the Ozarks. This property has a nearly new well, electricity & is located with Hwy frontage on 1 side and County Road frontage on 2 sides. Just a couple hours from St. Louis or Springfield, near Mark Twain National forest, Big Piney River & several trophy trout streams. The hunting is great with plenty of deer & turkey. With water & electric it would be perfect for your dream home or weekend getaway. Come take a look and start Living Your Dream!

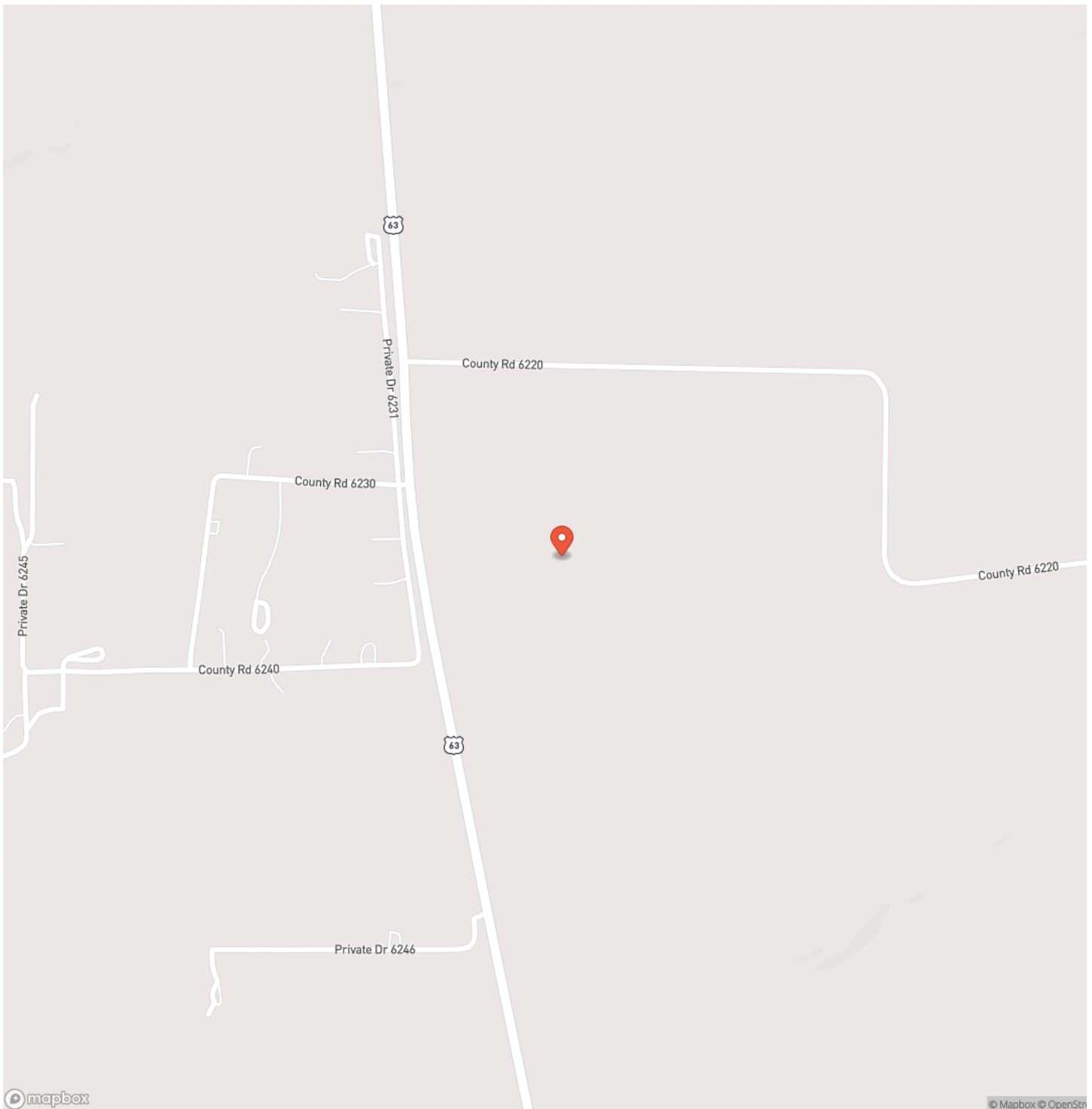


Double K Ranch  
Edgar Springs, MO / Phelps County

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## Locator Map

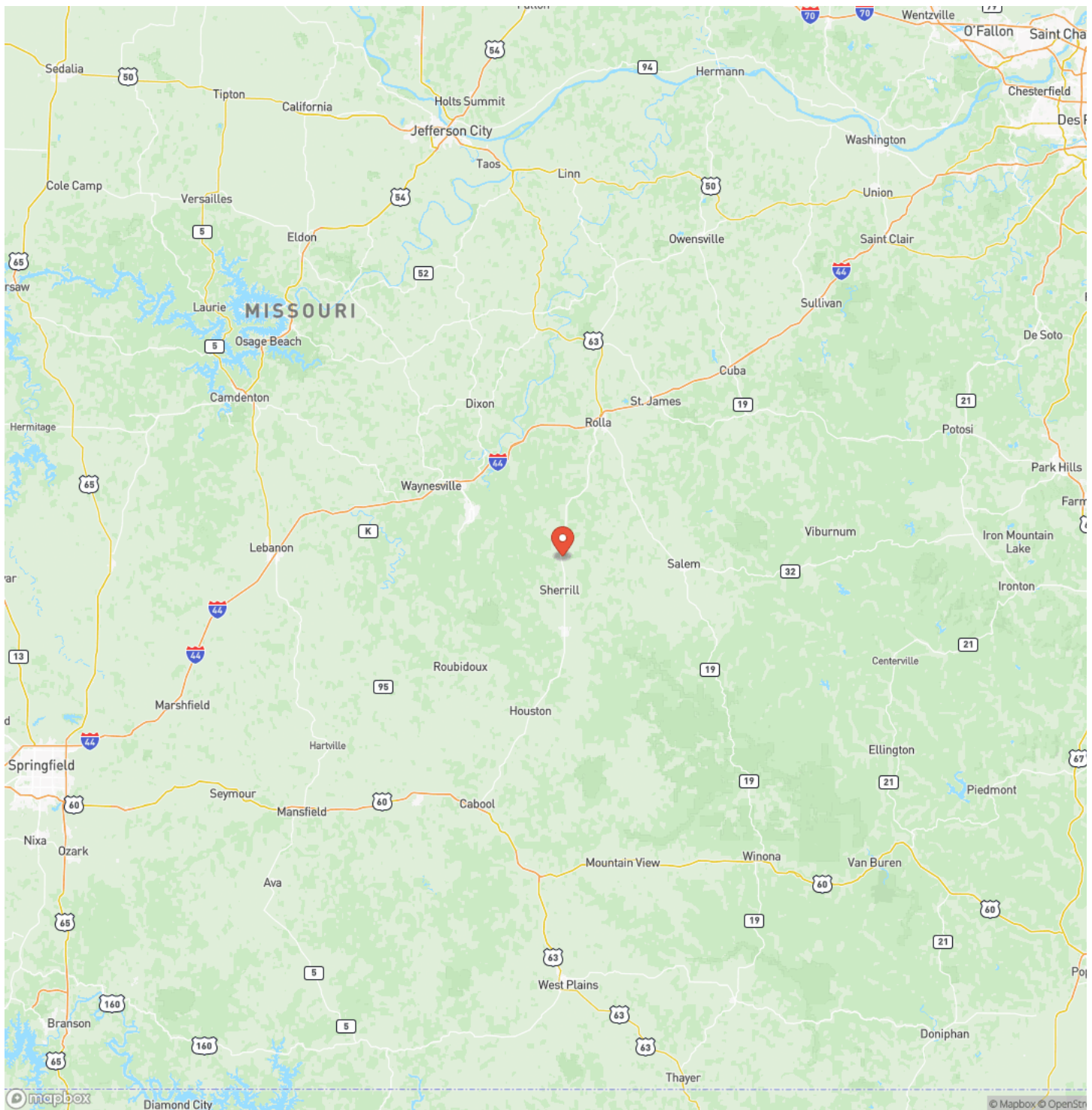


**MORE INFO ONLINE:**

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



## Locator Map



## 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

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## 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**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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