

Lane Springs Farm
14015 Forest Road 1892
Rolla, MO 65401

\$649,000
75± Acres
Phelps County



Lane Springs Farm
Rolla, MO / Phelps County

SUMMARY

Address

14015 Forest Road 1892

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Farms, Residential Property

Latitude / Longitude

37.7963 / -91.8266

Taxes (Annually)

981

Dwelling Square Feet

1836

Bedrooms / Bathrooms

3 / 2.5

Acreage

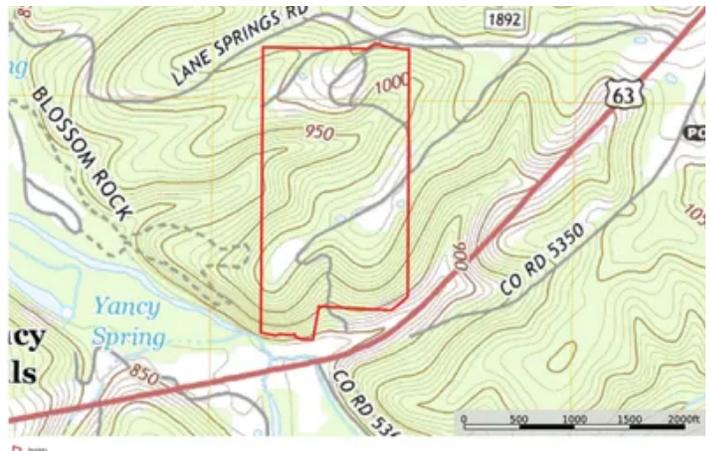
75

Price

\$649,000

Property Website

<https://livingthedreamland.com/property/lane-springs-farm-phelps-missouri/55919/>



PROPERTY DESCRIPTION

Welcome to your secluded paradise nestled among 75 acres of serene countryside. A covered porch invites you to soak in the tranquil surroundings. Step inside to an inviting 3 bed, 2.5 bath home with an open-concept layout, featuring a spacious living area with a vaulted ceiling. The heart of the home has concrete countertops, a large kitchen island, & ample cabinet space. An outdoor enthusiast dream with five ponds, offering fishing, relaxation, & wildlife observation. The land is fenced & equipped with 2 automatic water systems, for livestock. The property is set up for rotational grazing, with 7 pastures ensuring optimal land management & animal health. Cattle & farm equipment are negotiable, making this a turnkey opportunity. The most remarkable feature of this property is its adjacency to hundreds of acres of national forest, providing endless possibilities for outdoor recreation right at your doorstep. This property offers the perfect canvas for your dreams to flourish.



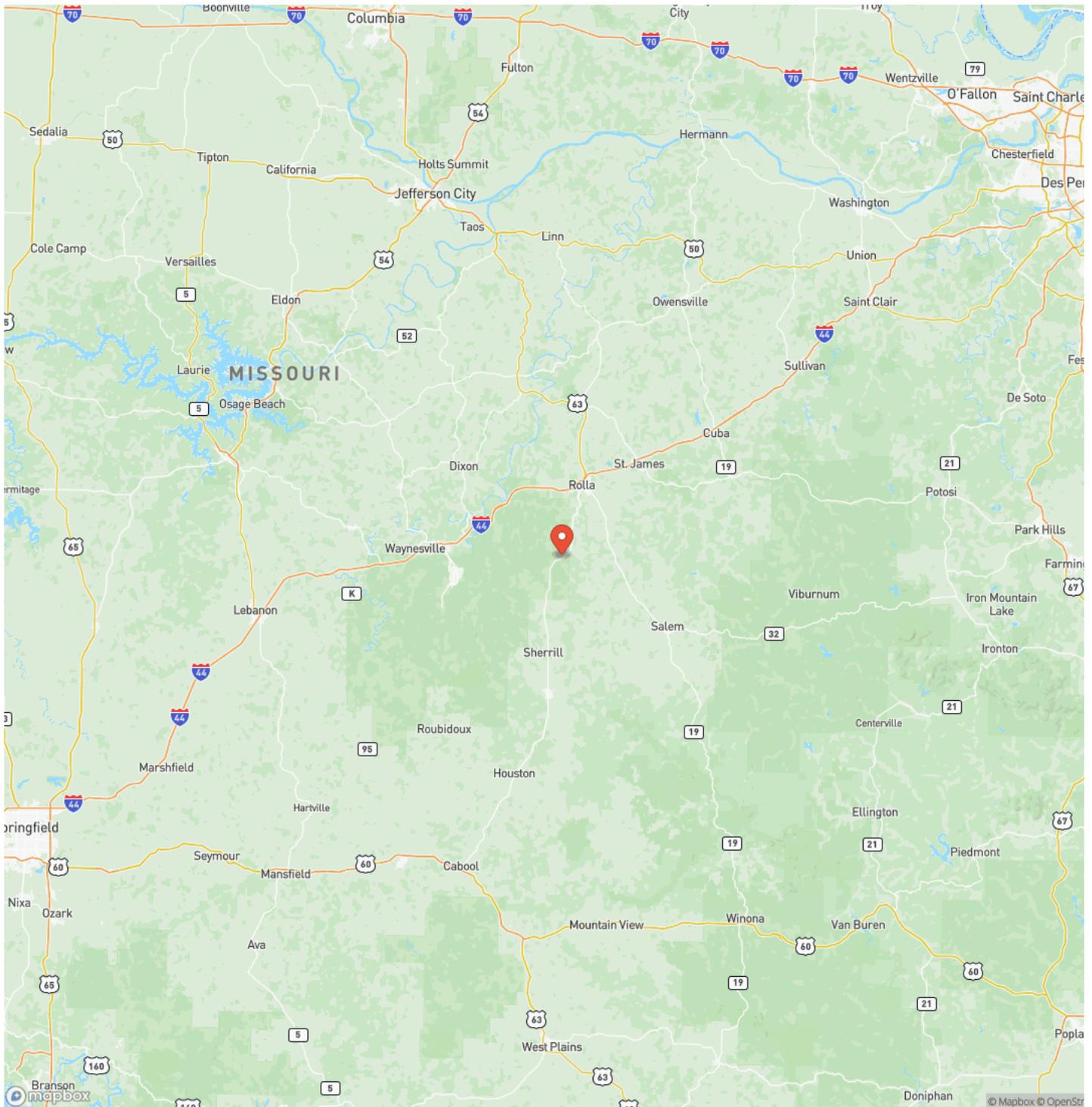
Lane Springs Farm
Rolla, MO / Phelps County



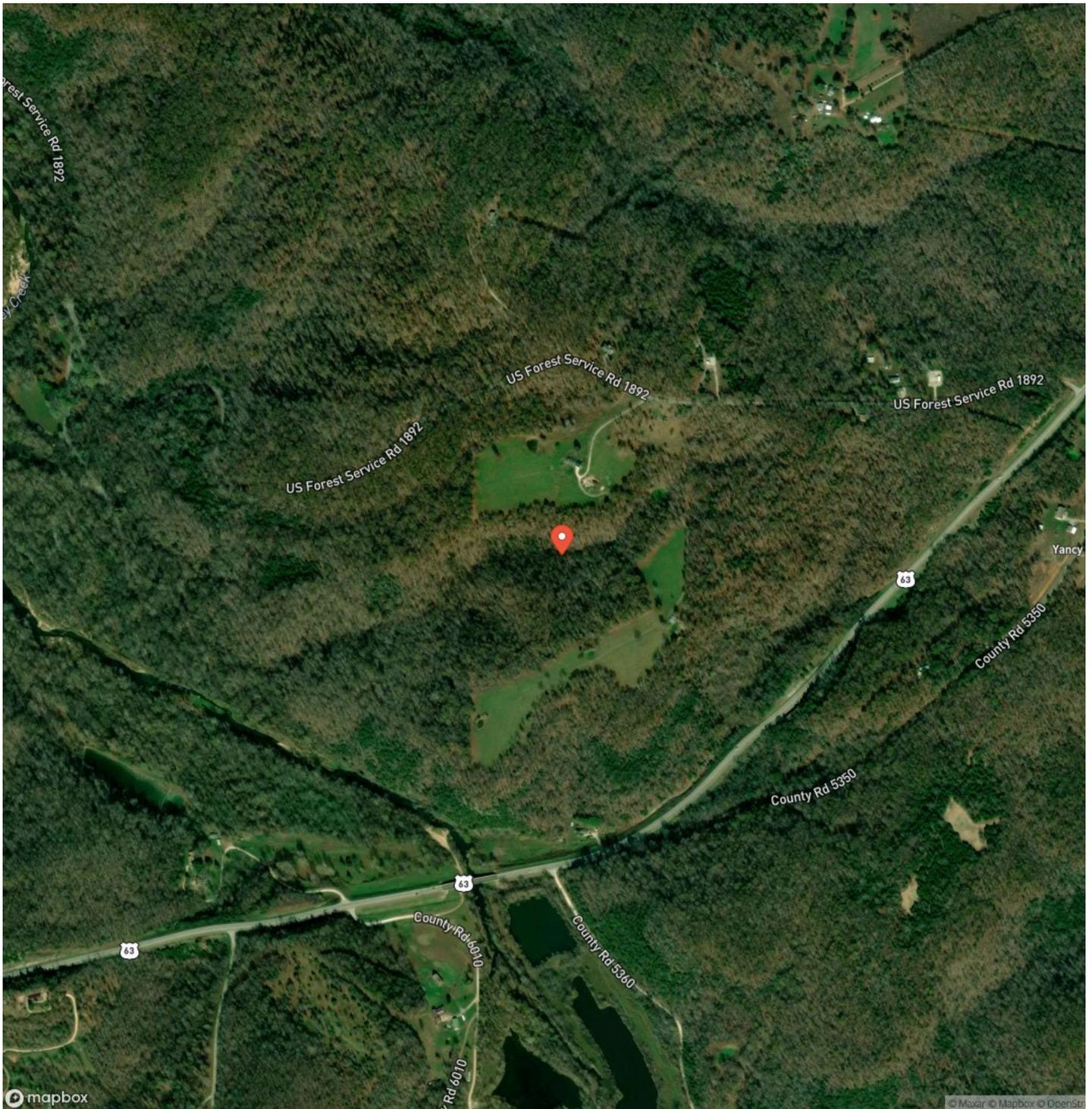
Locator Map



Locator Map



Satellite Map



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
<https://livingthedreamland.com/>

