

**Edgar Springs 116**  
29405 US Highway 63  
Edgar Springs, MO 65462

**\$350,000**  
116± Acres  
Phelps County





**Edgar Springs 116**  
**Edgar Springs, MO / Phelps County**

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**SUMMARY**

**Address**

29405 US Highway 63

**City, State Zip**

Edgar Springs, MO 65462

**County**

Phelps County

**Type**

Hunting Land, Recreational Land, Lot

**Latitude / Longitude**

37.6639 / -91.8845

**Taxes (Annually)**

243

**Acreage**

116

**Price**

\$350,000

**Property Website**

<https://livingthedreamland.com/property/edgar-springs-116-phelps-missouri/58855/>



**PROPERTY DESCRIPTION**

Spanning 116 acres in the stunning Ozark Hills of Phelps County, Missouri, this property offers a tranquil escape with breathtaking sunrises and sunsets. This land is perfect for nature enthusiasts, featuring mature timber, a small pond, and a rural hunting cabin. The property comes with county water and on-site electricity, ensuring modern conveniences amid a rustic setting. The land boasts gentle slopes and rolling hills, making it not only visually appealing but also highly versatile for various uses. Located near the Mark Twain National Forest, this property offers endless opportunities for hiking, hunting, and exploring. Trout fishing is available in the nearby Little Piney Creek, and the area is close to many crystal-clear Ozark streams perfect for floating and other recreational activities. Conveniently situated close to Rolla, MO, offering easy access to amenities while maintaining a secluded, rural atmosphere. This expansive 116-acre property in the Ozark Hills provides a unique combination of natural beauty, modern amenities, and proximity to outdoor adventures, making it a rare and valuable find.

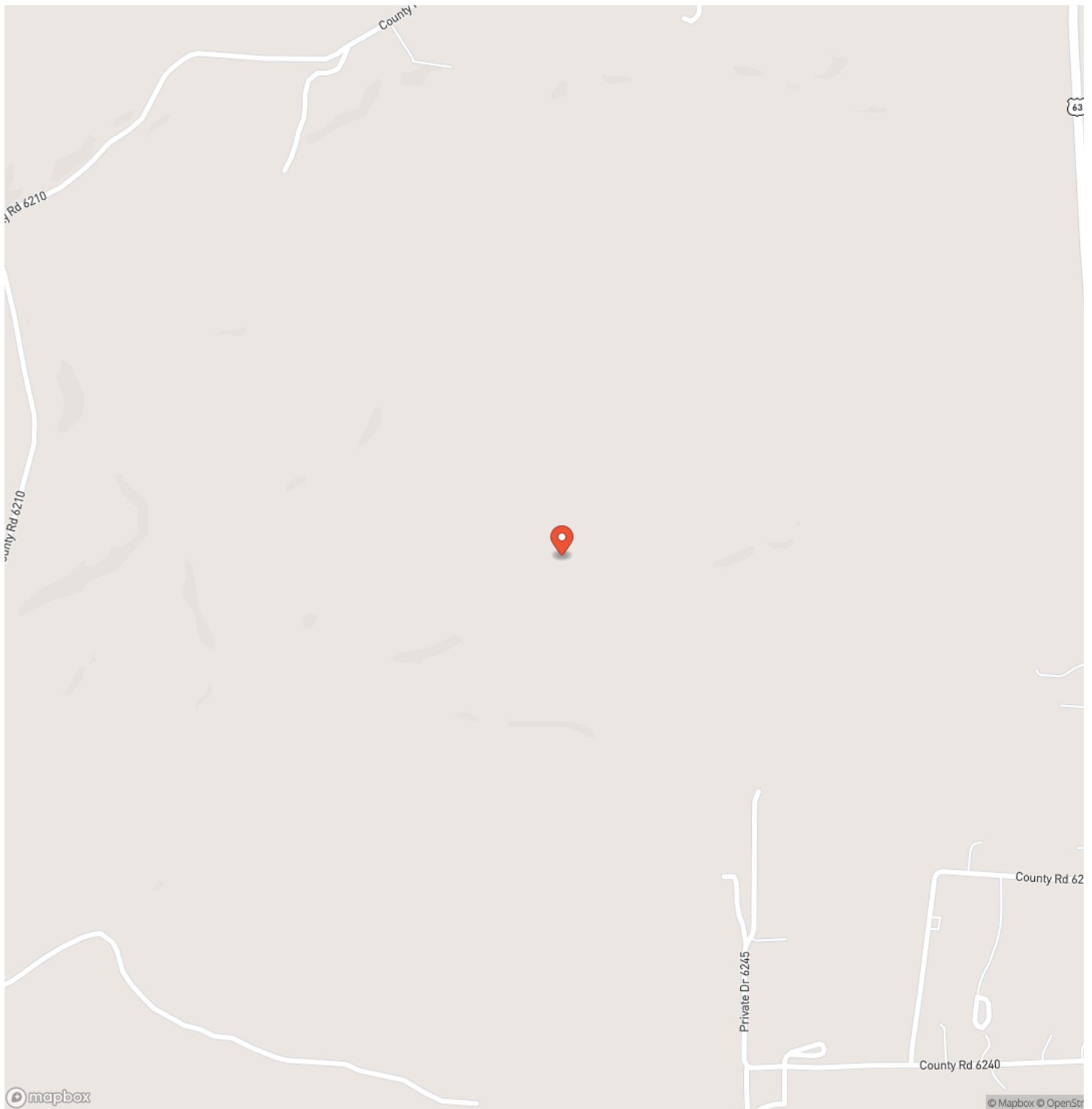




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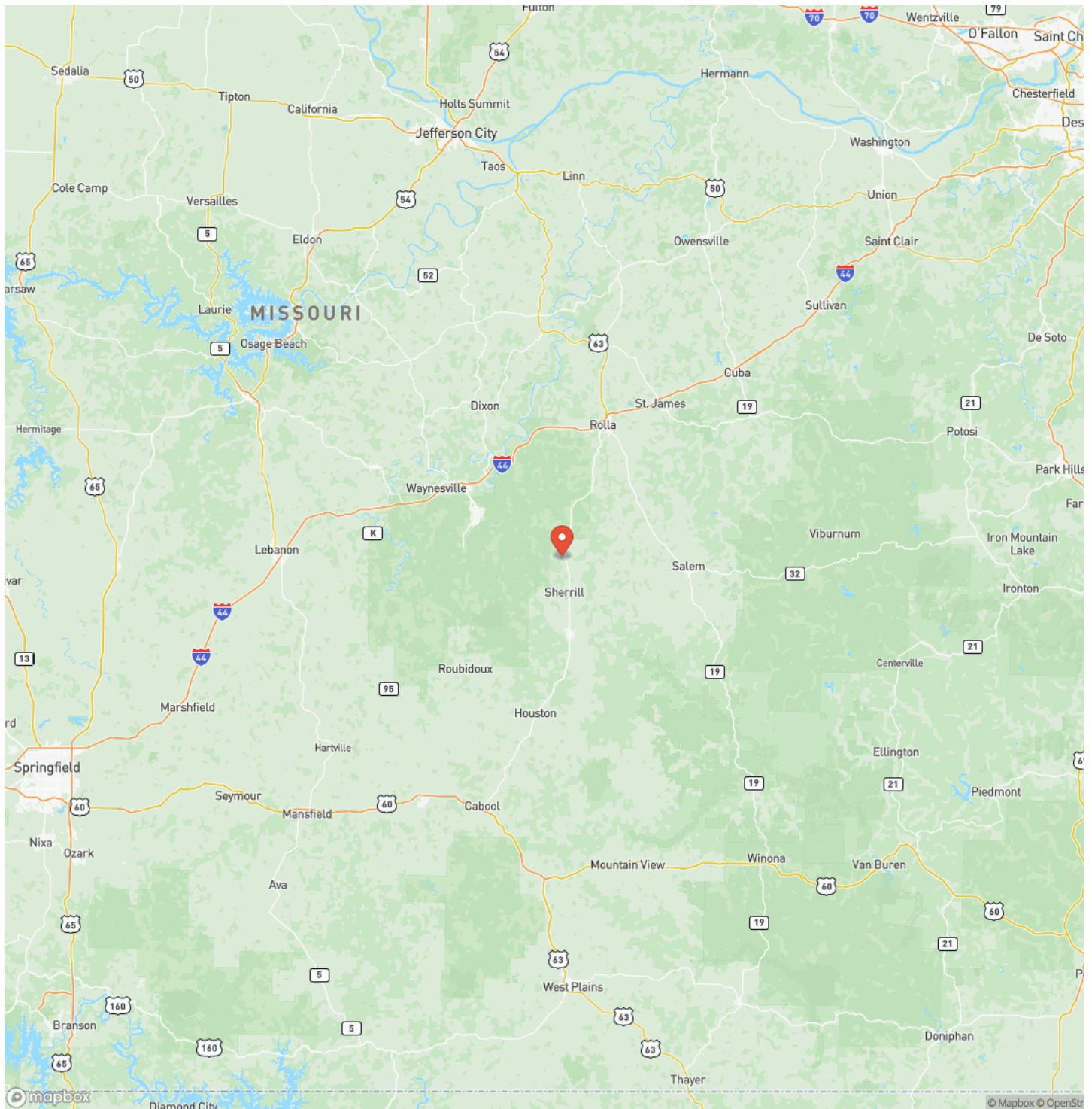


## Locator Map





## Locator Map





## Satellite Map



## 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

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**MORE INFO ONLINE:**  
<https://livingthedreamland.com/>

## **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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