

Water and Woods
16761 State Highway B
Saint James, MO 65559

\$499,985
40± Acres
Phelps County



Water and Woods
Saint James, MO / Phelps County

SUMMARY

Address

16761 State Highway B

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

38.0488 / -91.5917

Taxes (Annually)

677

Dwelling Square Feet

1344

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$499,985

Property Website

<https://livingthedreamland.com/property/water-and-woods-phelps-missouri/59358/>



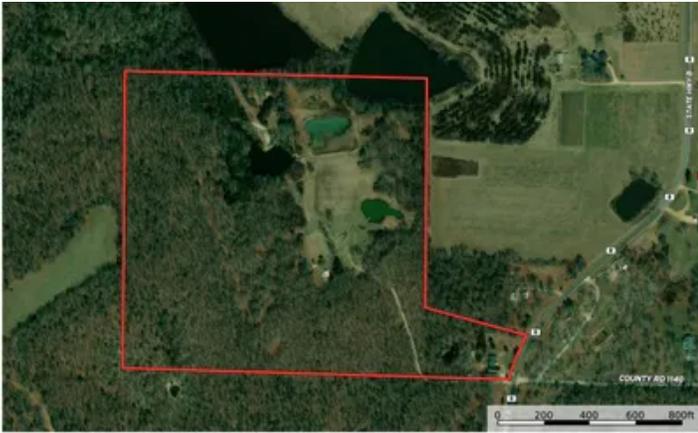
Water and Woods
Saint James, MO / Phelps County

PROPERTY DESCRIPTION

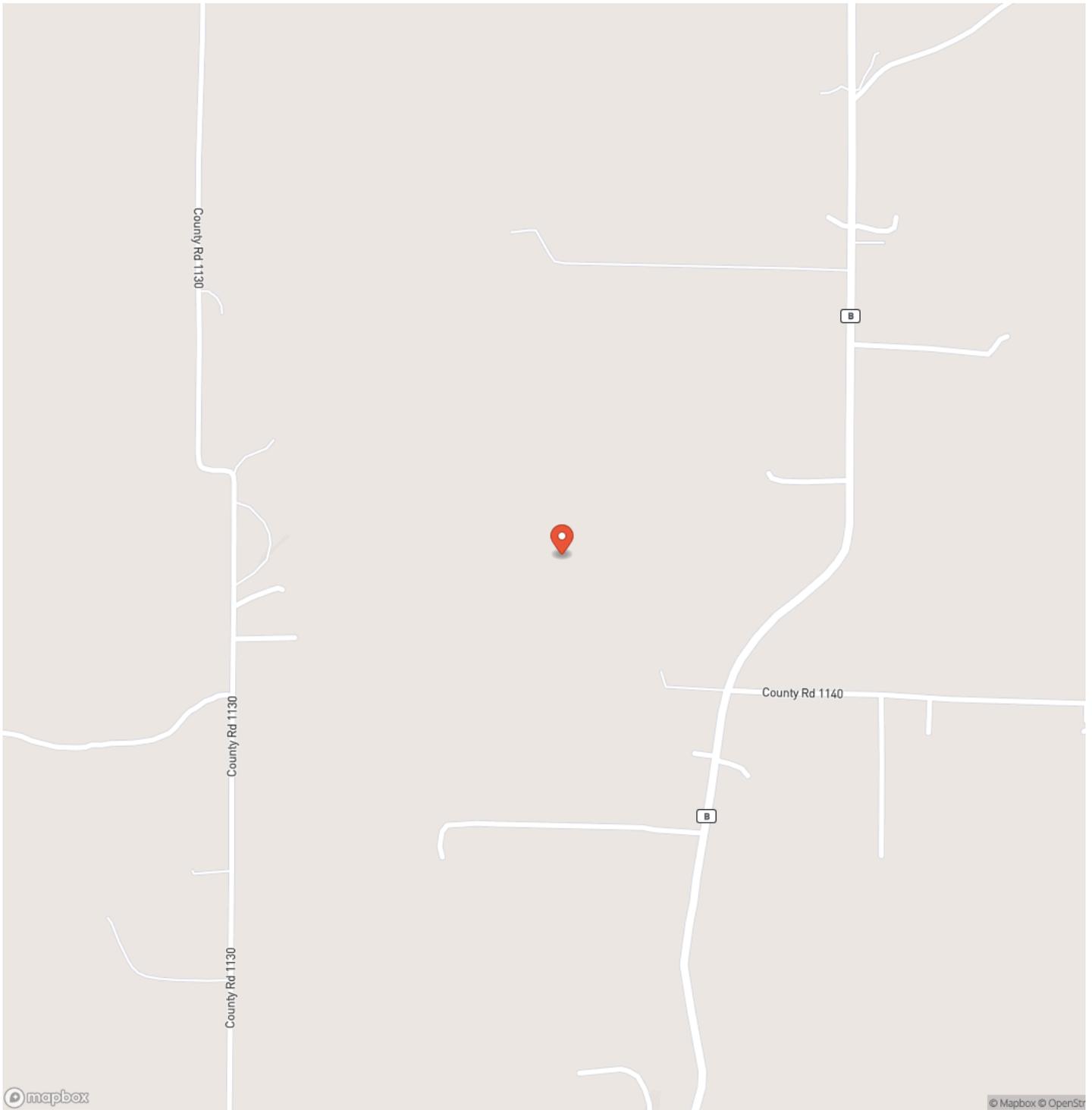
Looking to retire or move your young family to a great recreational mini farm, look no further. This 40ac m/l parcel has it all. The quaint little house, updated 6.5 years ago including roof, has 3 bedrooms for kids or guests, a useful trailer back in the property and is economical to heat and cool. Located just 3.5 miles north of St James, MO (exit 195 on I 44). If there isn't enough fun on the property, this land is in the middle of the floating capital of Missouri. What really adds value to this great property are the 3 lakes, one an 80 ft deep claypit, all stocked for over 20 years having extremely large, 6 lb bass, plus catfish and bluegill. Additionally, the deer, turkey, rabbit and squirrel hunting are phenomenal. Also set up to raise cattle, hogs or both. This property has never been timbered so there is additional income possible. Set an appointment today, as once the word gets out, well you don't want to miss this rare opportunity.



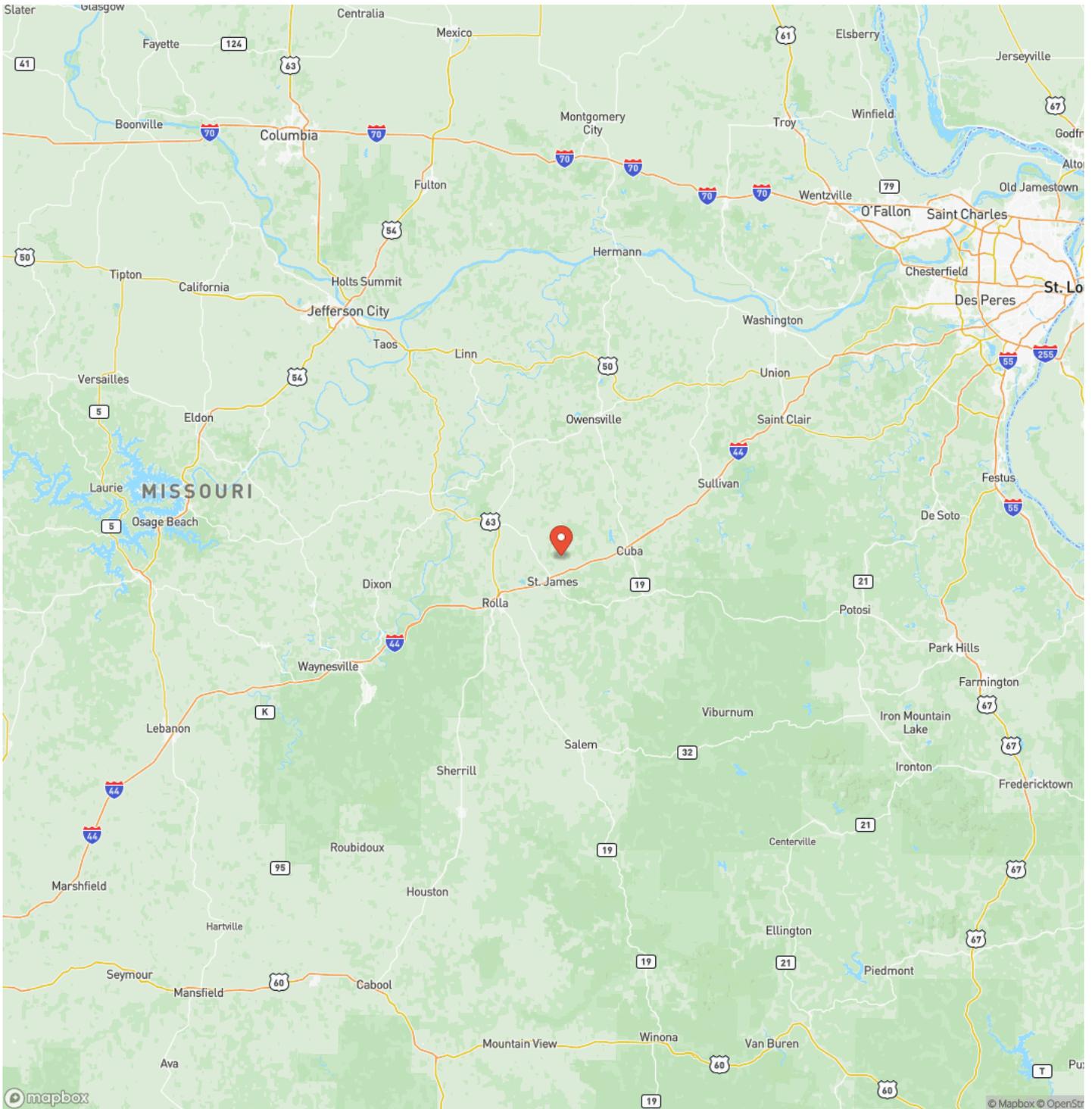
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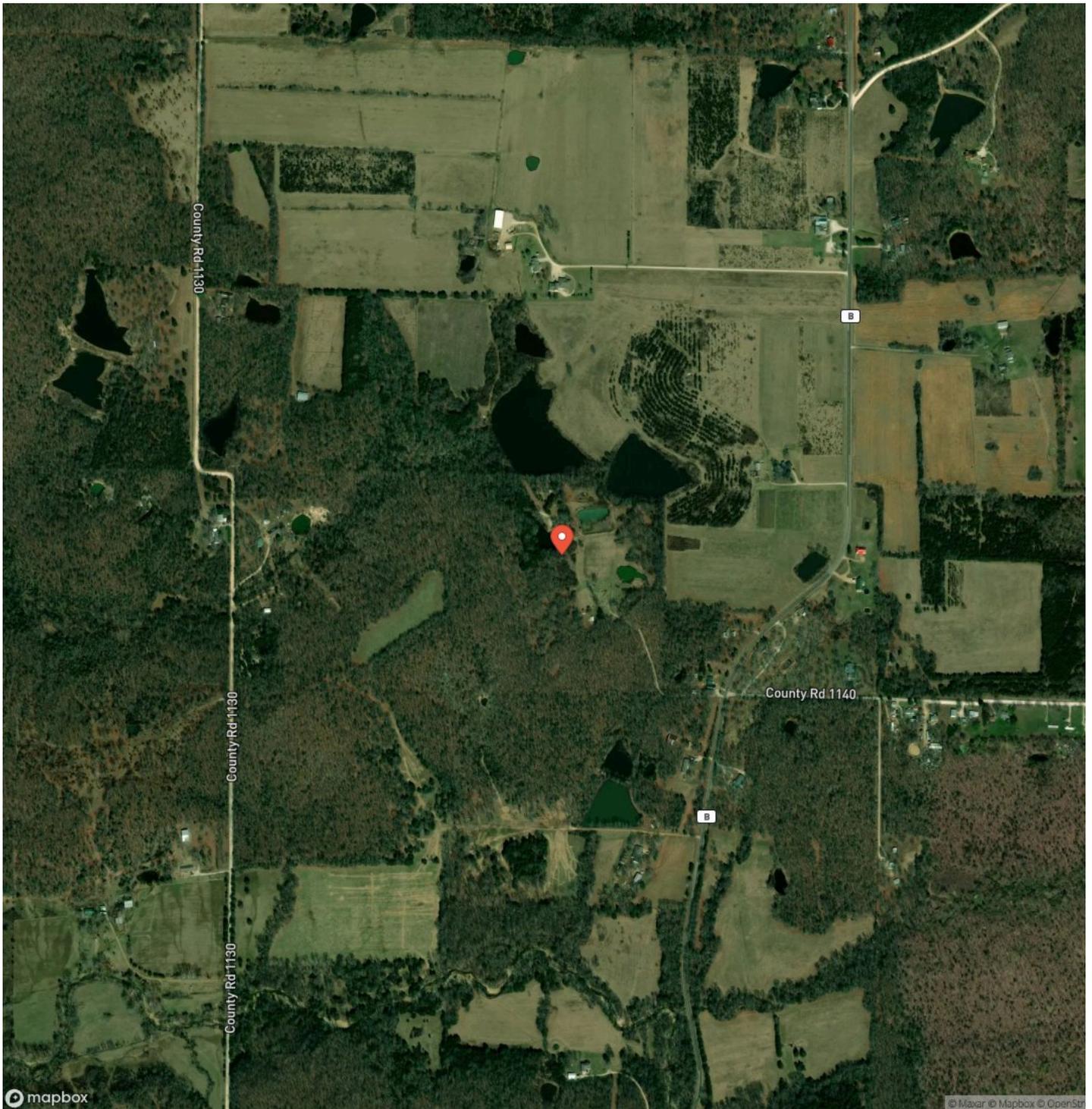
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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