

**The Little Piney 160**  
County Road 7250  
Newburg, MO 65550

**\$649,900**  
160± Acres  
Phelps County



**MORE INFO ONLINE:**

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



**The Little Piney 160**  
**Newburg, MO / Phelps County**

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**SUMMARY**

**Address**

County Road 7250

**City, State Zip**

Newburg, MO 65550

**County**

Phelps County

**Type**

Hunting Land, Recreational Land, Residential Property, Farms,  
Timberland

**Latitude / Longitude**

37.86567 / -91.856147

**Taxes (Annually)**

75

**Dwelling Square Feet**

0

**Acreage**

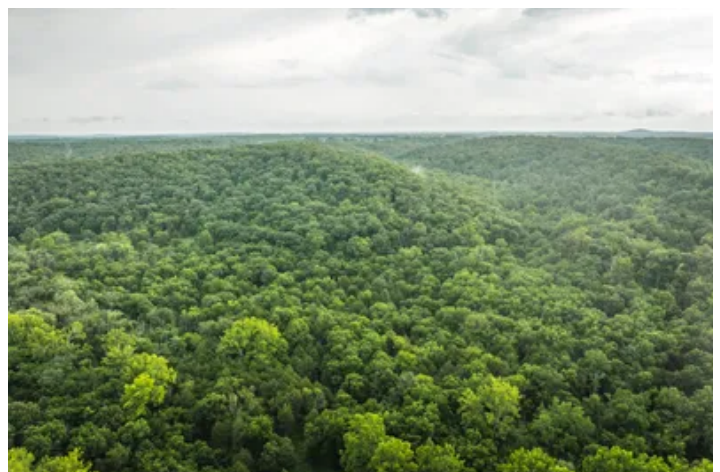
160

**Price**

\$649,900

**Property Website**

<https://livingthedreamland.com/property/the-little-piney-160-phelps-missouri/60322/>



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## **The Little Piney 160**

### **Newburg, MO / Phelps County**

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#### **PROPERTY DESCRIPTION**

Discover 160 pristine acres in Phelps County, MO, featuring stunning frontage along the crystal-clear Little Piney River, located in the renowned yellow ribbon trophy trout section. This section is teeming with yellow trout, making it a paradise for anglers. The property offers excellent opportunities for kayaking and canoeing. The land is adorned with mature timber and boasts a walnut tree farm in progress, with valuable plantings carefully managed by the owner. The intricate conservation value of this property is a must-see. A well-maintained pole barn provides ample storage for all your outdoor equipment and a well maintained loafing shed. The meticulously designed gravel driveway and trail system make navigating the property a pleasure, giving it the feel of a private park. This is an exceptional opportunity to own a piece of natural beauty with abundant recreational possibilities. This is a once in a lifetime opportunity with great building sites and views of the bottomland and bluff top views.

**MORE INFO ONLINE:**

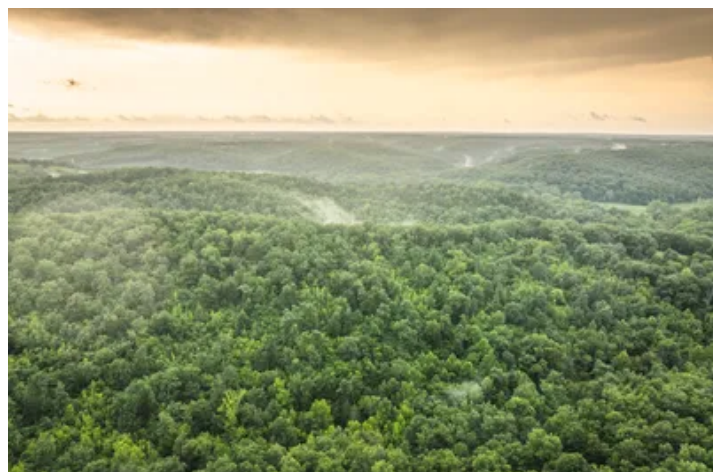
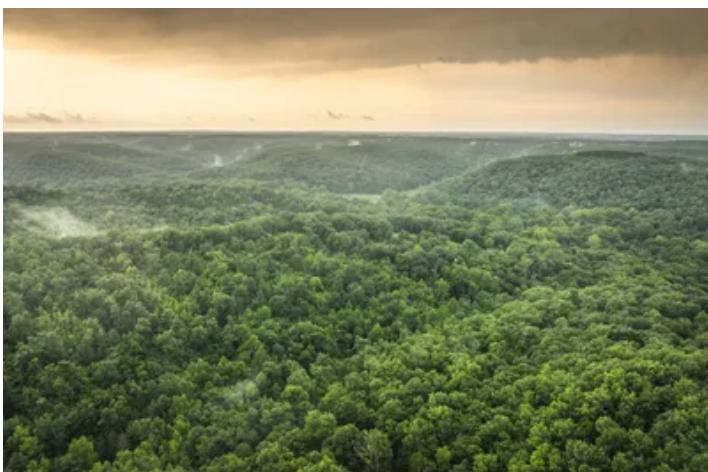
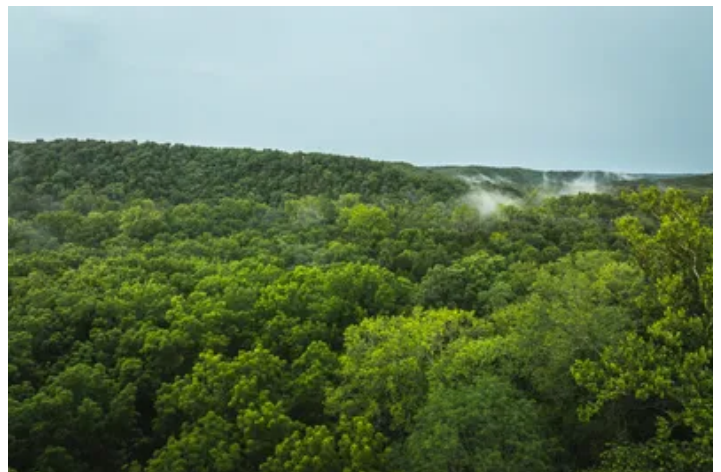
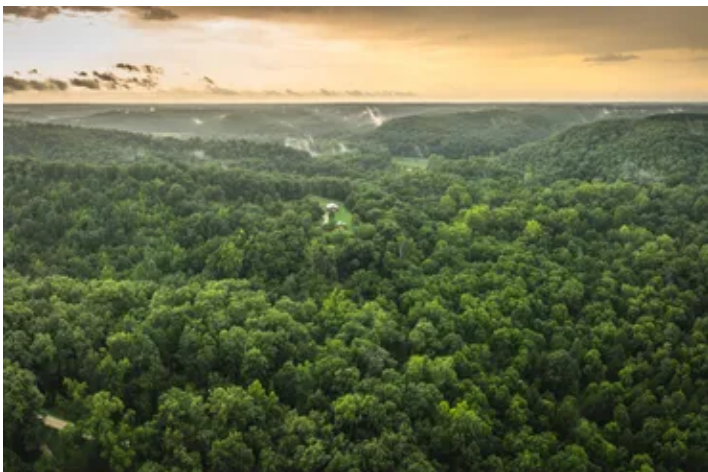
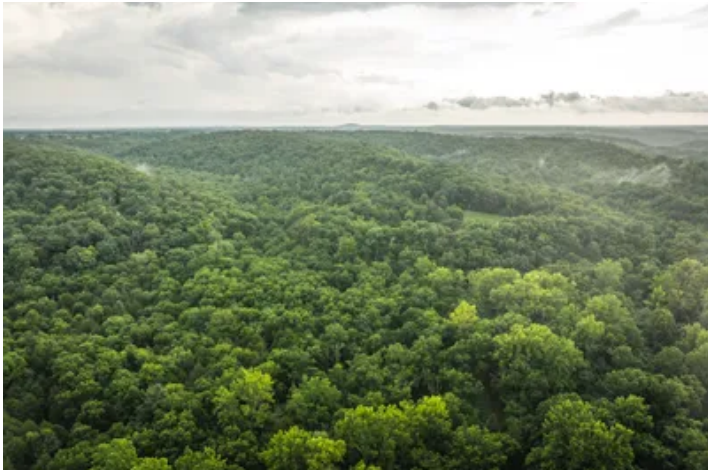
**<https://livingthedreamland.com/>**





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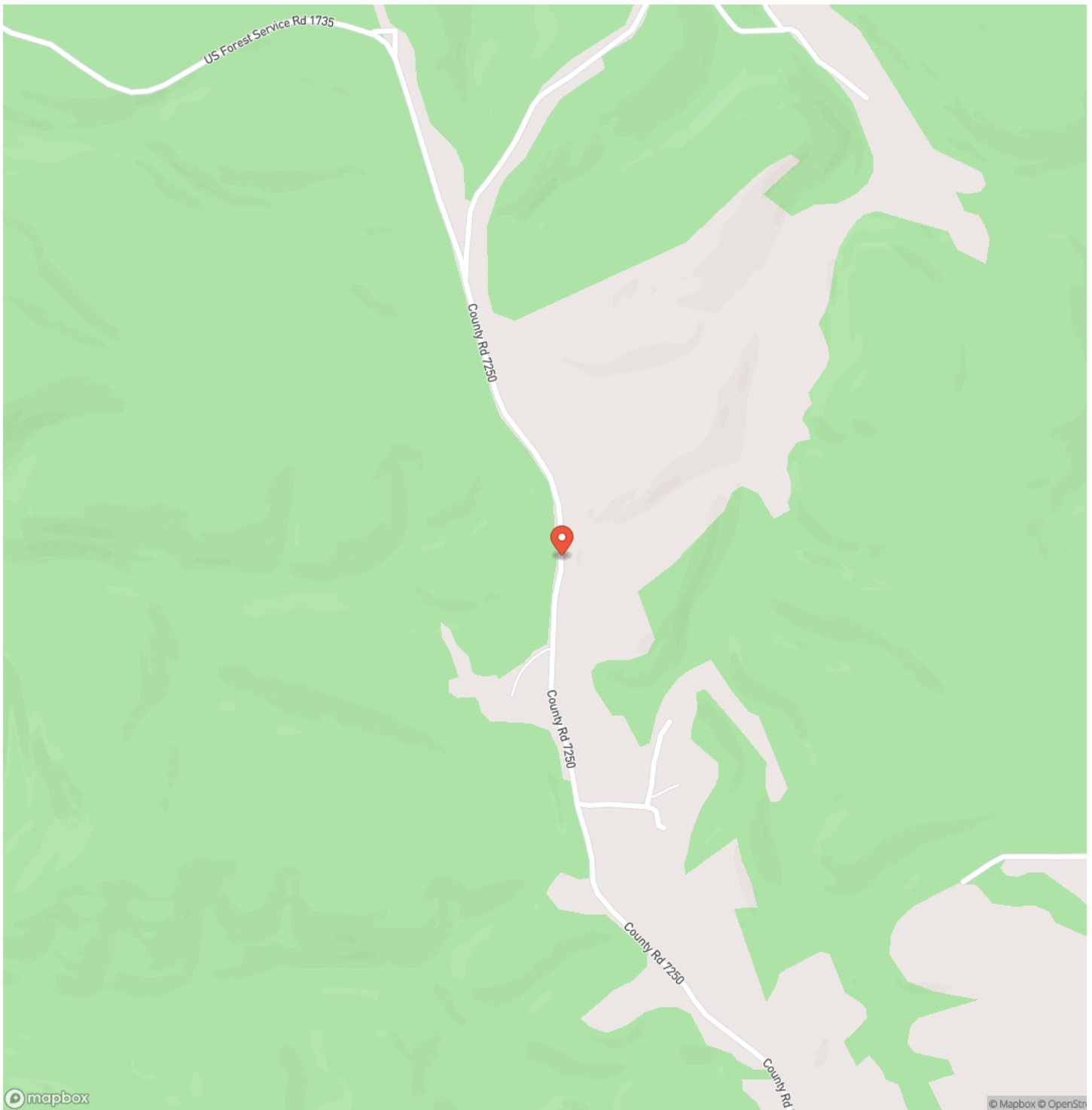


**MORE INFO ONLINE:**

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## Locator Map



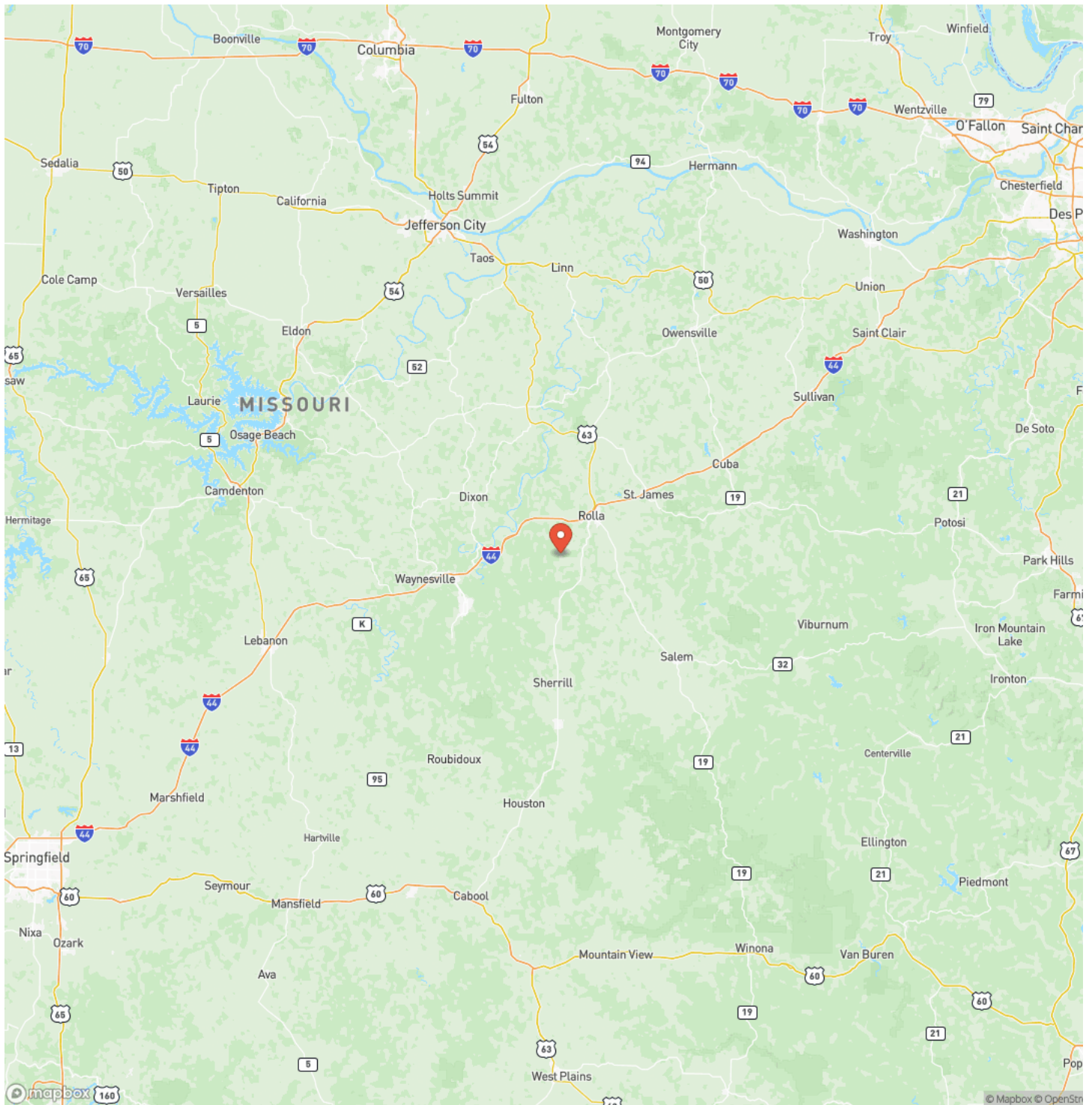
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## Locator Map



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## Satellite Map



**The Little Piney 160**  
**Newburg, 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

[illegible]

**MORE INFO ONLINE:**

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## This image shows a single sheet of white paper with horizontal 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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