

Clark 20
15893 County Road 2450
Saint James, MO 65559

\$375,000
20± Acres
Phelps County



Clark 20
Saint James, MO / Phelps County

SUMMARY

Address

15893 County Road 2450

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.0345 / -91.6533

Taxes (Annually)

1026

Dwelling Square Feet

1698

Bedrooms / Bathrooms

4 / 2

Acreage

20

Price

\$375,000

Property Website

<https://livingthedreamland.com/property/clark-20-phelps-missouri/66933/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Discover your own slice of paradise on this expansive 20-acre property, featuring a 4-bedroom, 2-bath home that perfectly complements the stunning landscape. At the heart of the land lies a picturesque, nearly 1-acre spring-fed pond, offering a serene backdrop for relaxation and recreation. A charming gazebo sits by the pond, providing the perfect spot for peaceful afternoons or entertaining guests. The property boasts lush pastures, ideal for livestock or gardening, with a hot fence already installed for added convenience. Multiple sheds dot the landscape, providing ample storage for tools, equipment, or hobbies. With breathtaking views and abundant natural beauty, this property is a rare find for those seeking a private escape or a place to cultivate their dream homestead. Embrace the outdoor lifestyle in this remarkable setting!

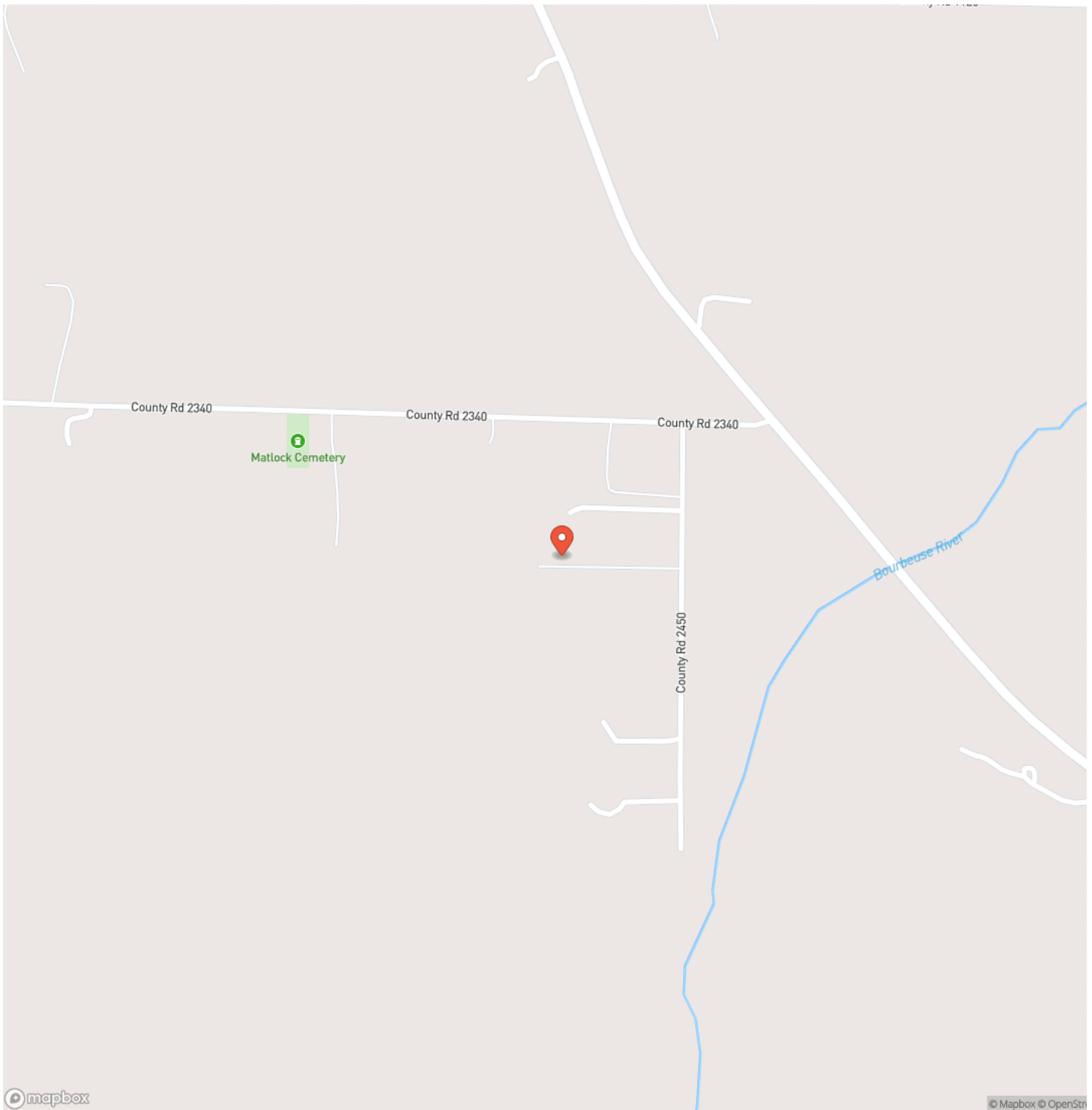




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Locator Map

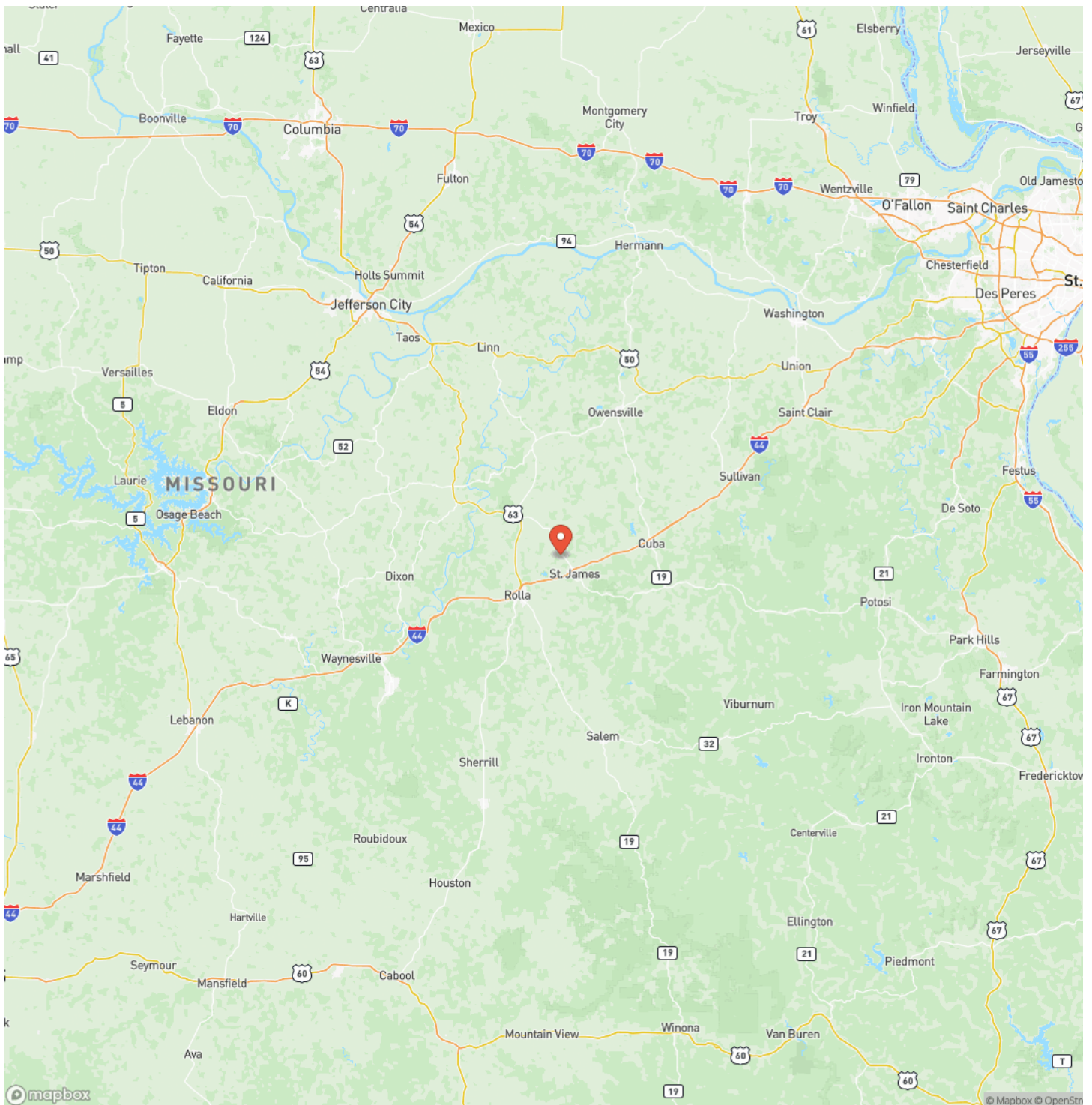


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Locator Map



MORE INFO ONLINE:

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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Hunter

Mobile

(573) 465-2168

Email

RyanHunter@LivingtheDreamLand.com

Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

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This image shows a blank 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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

