

Ozark Acres
TBD County Road 1330
Saint James, MO 65559

\$127,500
19.570± Acres
Phelps County



Ozark Acres
Saint James, MO / Phelps County

SUMMARY

Address

TBD County Road 1330

City, State Zip

Saint James, MO 65559

County

Phelps County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

38.108514 / -91.542201

Acreage

19.570

Price

\$127,500

Property Website

<https://livingthedreamland.com/property/ozark-acres-phelps-missouri/75381/>



PROPERTY DESCRIPTION

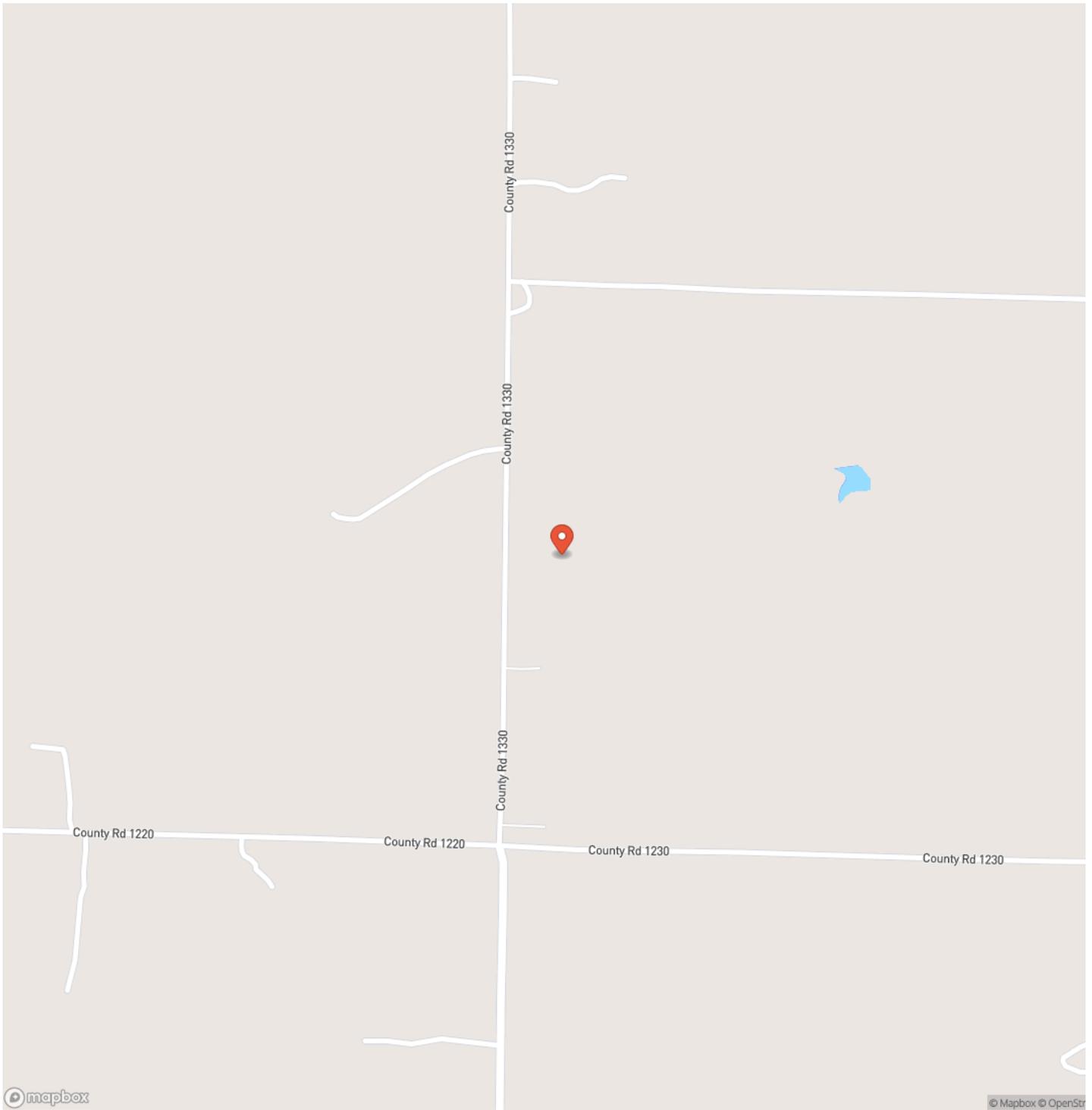
Discover this exceptional 19.57-acre property in the heart of beautiful Phelps County, Missouri. A haven for outdoor enthusiasts, it boasts excellent hunting with abundant giant tom turkeys and whitetail deer. Located just outside the city limits of the charming town of St. James, this parcel offers the perfect blend of privacy and convenience. Enjoy proximity to local wineries, the renowned Maramec Trout Hatchery, and the nearby Huzzah, Courtois, and Meramec Rivers for endless fishing, floating, and camping adventures. Whether you're looking for a hunting retreat, recreational escape, or the ideal spot to build your forever home, this property has it all. Schedule your visit today to experience everything this fantastic parcel has to offer!



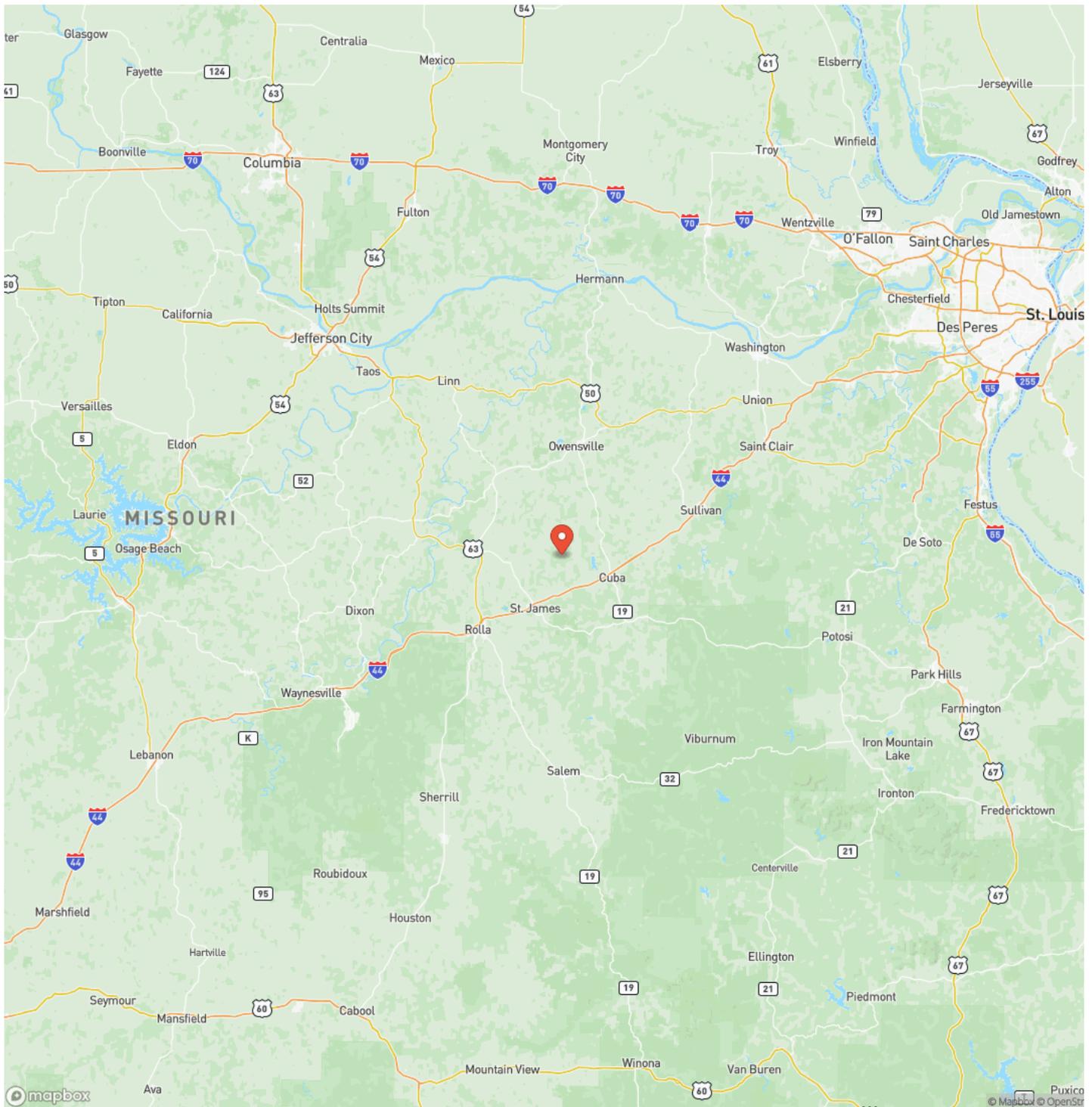
Ozark Acres
Saint James, MO / Phelps County



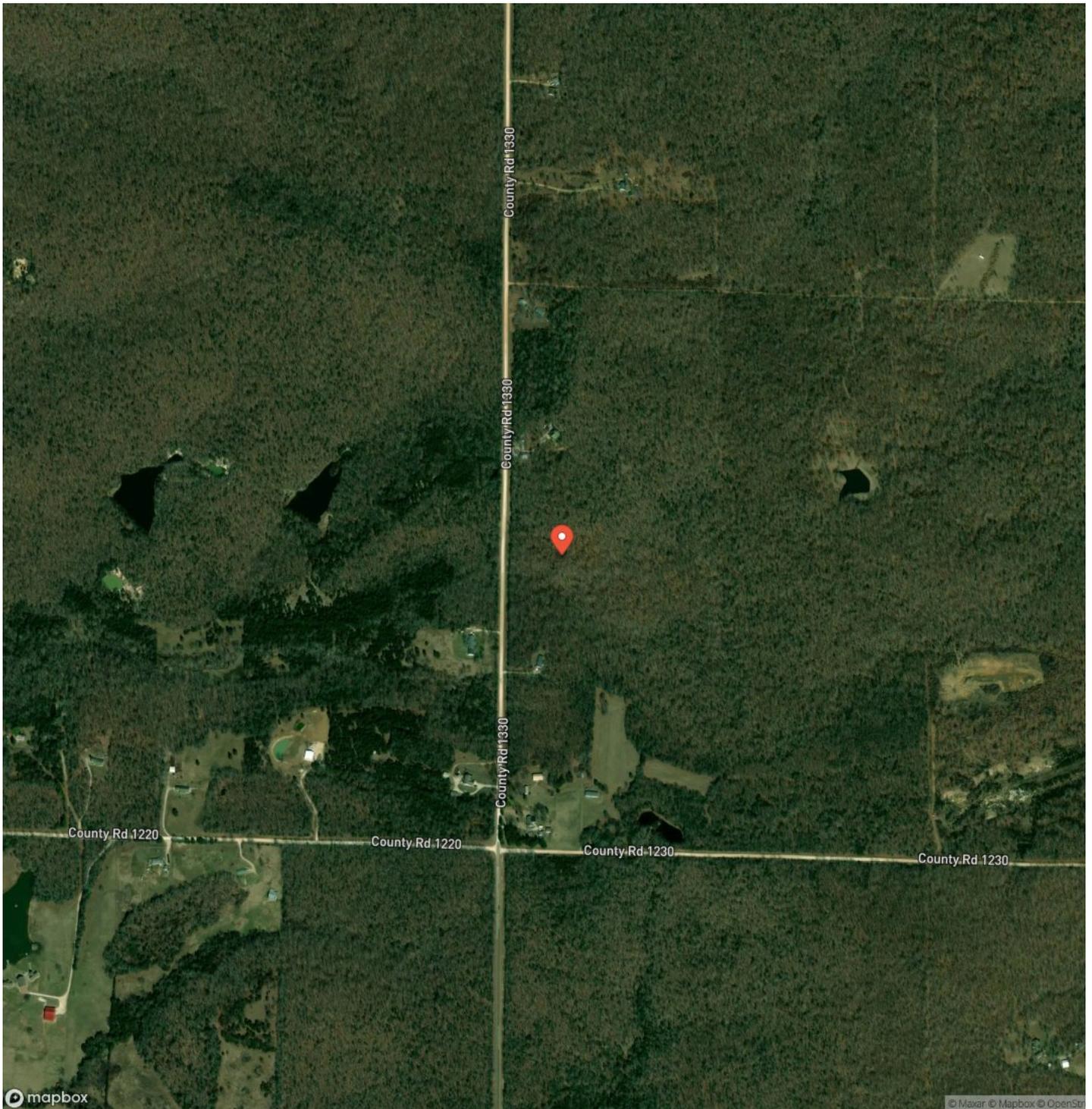
Locator Map



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/>

