

**Beaver Falls**  
21326 County Road 1420  
Saint James, MO 65559

**\$575,000**  
150± Acres  
Phelps County



**Beaver Falls**  
**Saint James, MO / Phelps County**

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**SUMMARY**

**Address**

21326 County Road 1420

**City, State Zip**

Saint James, MO 65559

**County**

Phelps County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.1445 / -91.5346

**Taxes (Annually)**

1199

**Acreage**

150

**Price**

\$575,000

**Property Website**

<https://livingthedreamland.com/property/beaver-falls-phelps-missouri/37318/>



**MORE INFO ONLINE:**

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

**PROPERTY DESCRIPTION**

This absolutely beautiful farm not only has a good mixture of pasture and mature hardwood forests, but also has some of the most unique features that you will find on an Ozark property. There is a 2ac lake with a beaver dam, the creek running into the lake flows out and over a wide rock formation creating a waterfall that is not only amazing to look at but is also relaxing to listen to. From there the creek flows down along some massive bluff overhangs creating a natural work of art. The property is teeming with wildlife, on my first visit there was a flock of about 30 wild turkeys and Canadian geese on the lake. There are deer signs everywhere and don't forget the beavers. Located less than 10miles off of I44 and just another 75miles into St Louis making this a great weekend retreat or the perfect place to build your dream home. It is located in a nice area with lots of large farms and not a lot of close neighbors. This is the kind of place anyone would be proud to own!



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## Locator Map



## Locator Map



## Satellite Map



**MORE INFO ONLINE:**

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



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jerry Hunter

**Mobile**

(573) 578-0717

**Email**

yourlandhunter@gmail.com

**Address**

21475 State Route M

**City / State / Zip**

Newburg, MO 65550

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**NOTES**

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**MORE INFO ONLINE:**

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## **DISCLAIMERS**

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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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