

Yancy Mills Homestead
20120 South Highway 63
Rolla, MO 65401

\$285,000
19.370± Acres
Phelps County



Yancy Mills Homestead
Rolla, MO / Phelps County

SUMMARY

Address

20120 South Highway 63

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Hunting Land, Residential Property

Latitude / Longitude

37.80378 / -91.80755

Taxes (Annually)

228

Dwelling Square Feet

1482

Bedrooms / Bathrooms

2 / 1

Acreage

19.370

Price

\$285,000

Property Website

<https://livingthedreamland.com/property/yancy-mills-homestead-phelps-missouri/53045/>



PROPERTY DESCRIPTION

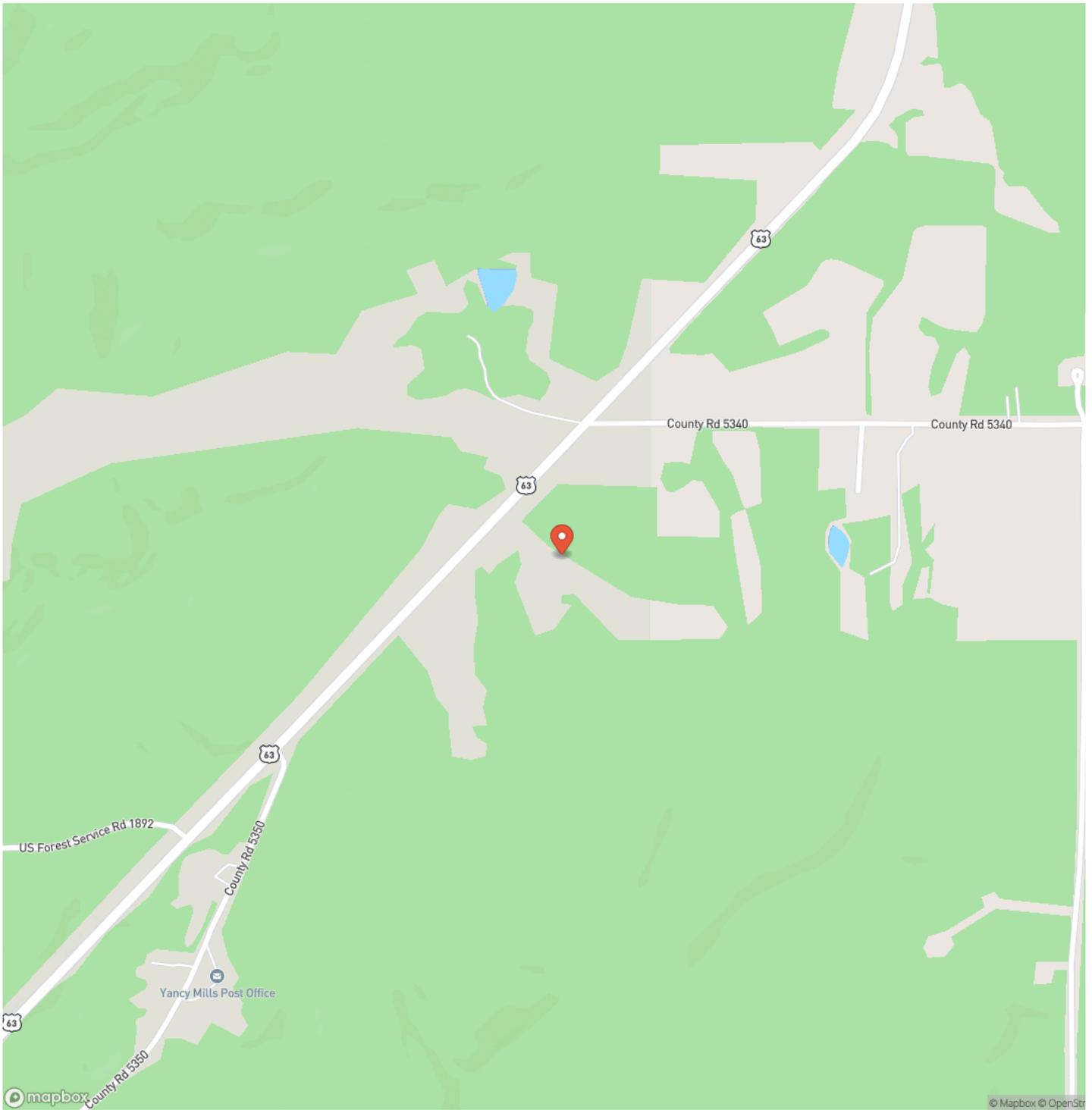
Nestled in the picturesque landscapes of Phelps County, Missouri, lies a pristine expanse of land encompassing 19.37 acres of natural beauty and rural charm. This captivating property offers a harmonious blend of pastoral tranquility and woodland serenity, making it an idyllic retreat for nature enthusiasts and homesteaders alike. At the heart of this enchanting parcel are 9 acres of lush pastureland, providing ample grazing space for livestock or the perfect setting for agricultural pursuits. Towering trees adorn the remaining 10 acres, creating a secluded sanctuary teeming with wildlife, including deer and turkey, which often traverse the grounds, enhancing the allure of country living. A tranquil pond graces the landscape, serving as a serene oasis for native fauna while adding to the scenic allure of the property. Property also has mature walnut trees, 22 mature pecan, and producing fruit trees. Nearby stands a rustic red wooded barn, evoking a sense of nostalgia and offering practical storage space for equipment or housing for animals. The land boasts a productive capacity of 4 hay bales per acre, ensuring ample yield for agricultural endeavors. A charming stone home with a sturdy metal roof completes this rural haven, providing comfortable living quarters amidst the natural splendor. With its fertile pastures, verdant woodlands, and abundant wildlife, this property holds endless possibilities for those seeking to establish a mini-farm or homestead in the heart of Missouri's breathtaking countryside. Whether you aspire to cultivate the land, raise livestock, or simply savor the tranquility of rural life, this enchanting retreat promises a lifestyle of unmatched beauty.



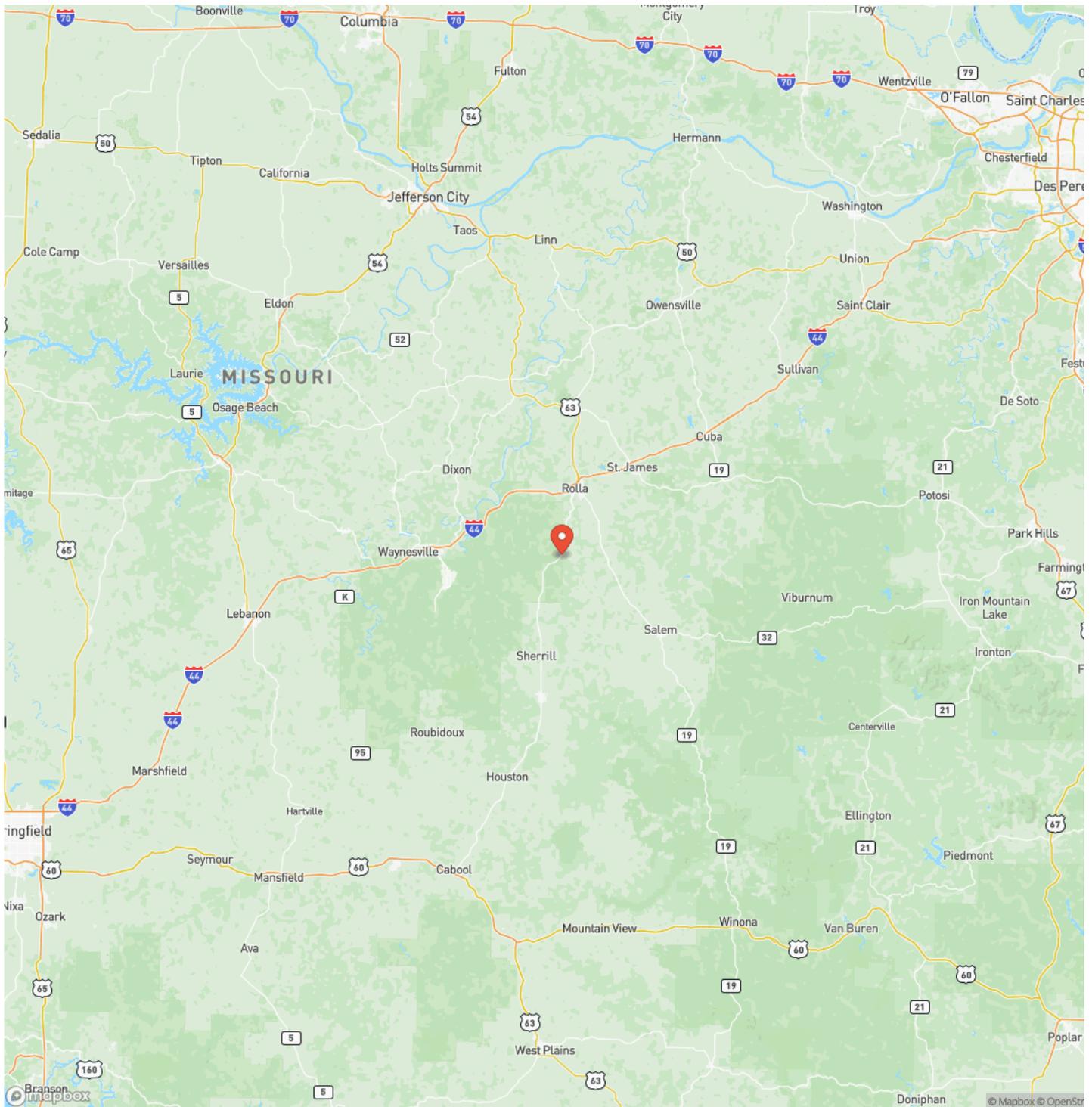
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Locator Map



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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