

**Carriage Farm Warehouse**  
15771 Highway o  
Rolla, MO 65401

**\$599,000**  
3± Acres  
Phelps County



**Carriage Farm Warehouse  
Rolla, MO / Phelps County**

**SUMMARY**

**Address**

15771 Highway o

**City, State Zip**

Rolla, MO 65401

**County**

Phelps County

**Type**

Lot, Residential Property

**Latitude / Longitude**

37.8681 / -91.7499

**Taxes (Annually)**

1946

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

3

**Price**

\$599,000

**Property Website**

<https://livingthedreamland.com/property/carriage-farm-warehouse-phelps-missouri/67633/>



## Carriage Farm Warehouse Rolla, MO / Phelps County

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### **PROPERTY DESCRIPTION**

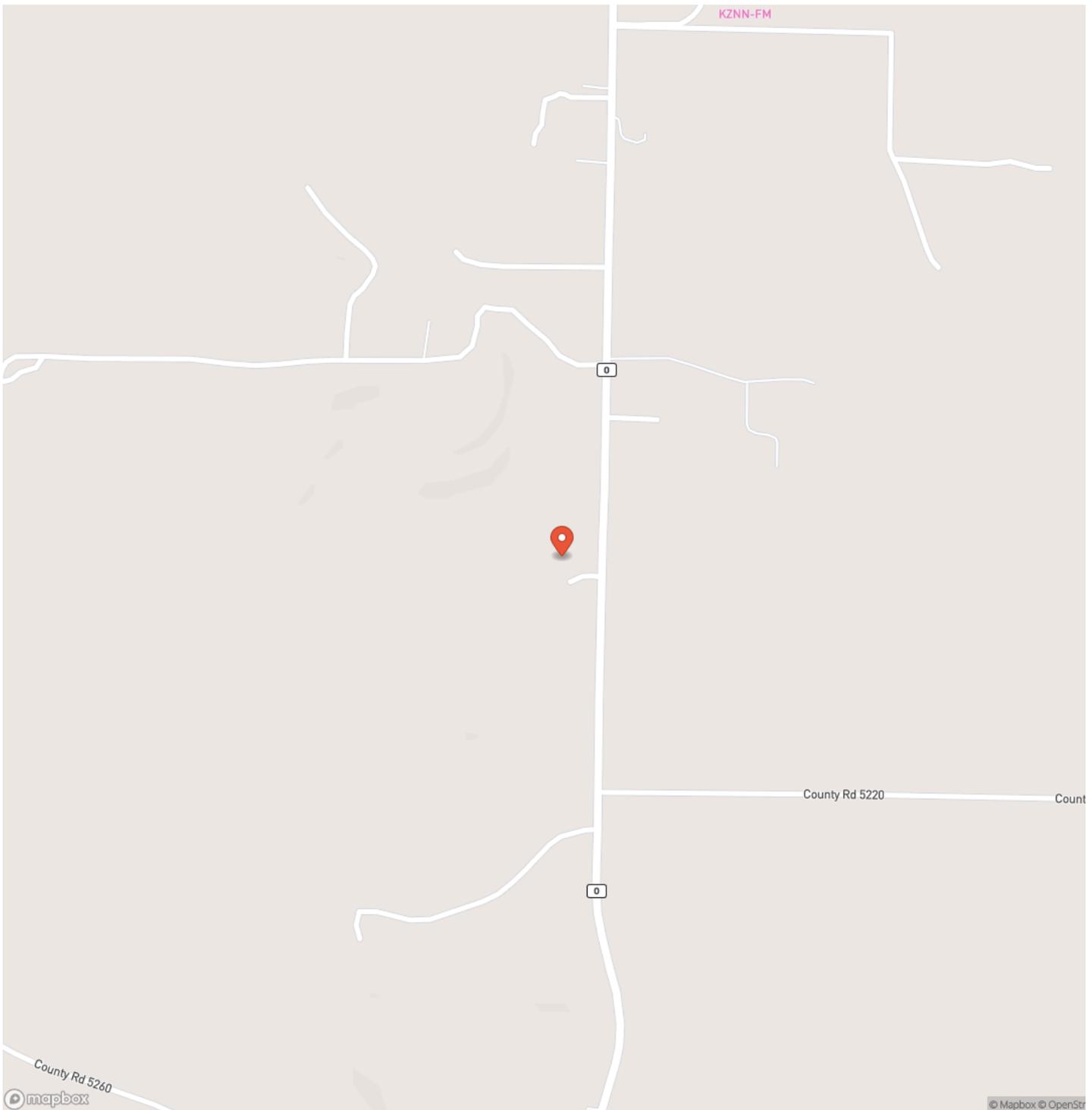
Prime 3-acre property with high visibility highway frontage featuring a versatile 6,000 sq ft warehouse. This well-insulated building is equipped with heating and air conditioning, and polished concrete floors. The warehouse includes a loft-style finished office with large windows that provide a view of the workspace, ideal for oversight of the operations. The first home is a charming carriage house with 2 bedrooms and 1 bath, an open floor plan with soaring cathedral ceilings, a large carport, expansive decks, and breathtaking views. The second is a fully remodeled modern farmhouse with 3 bedrooms, blending contemporary style with rustic charm. Each home is tastefully decorated and ready for guests, offering a unique blend of comfort and style in a serene setting. The location of these homes are in an ideal location just a little over 3 miles from the world famous Fugitive Beach Water Park, just outside of Rolla Missouri home of Missouri S and T, and just a short drive from Fort Leonard Wood Military Base.



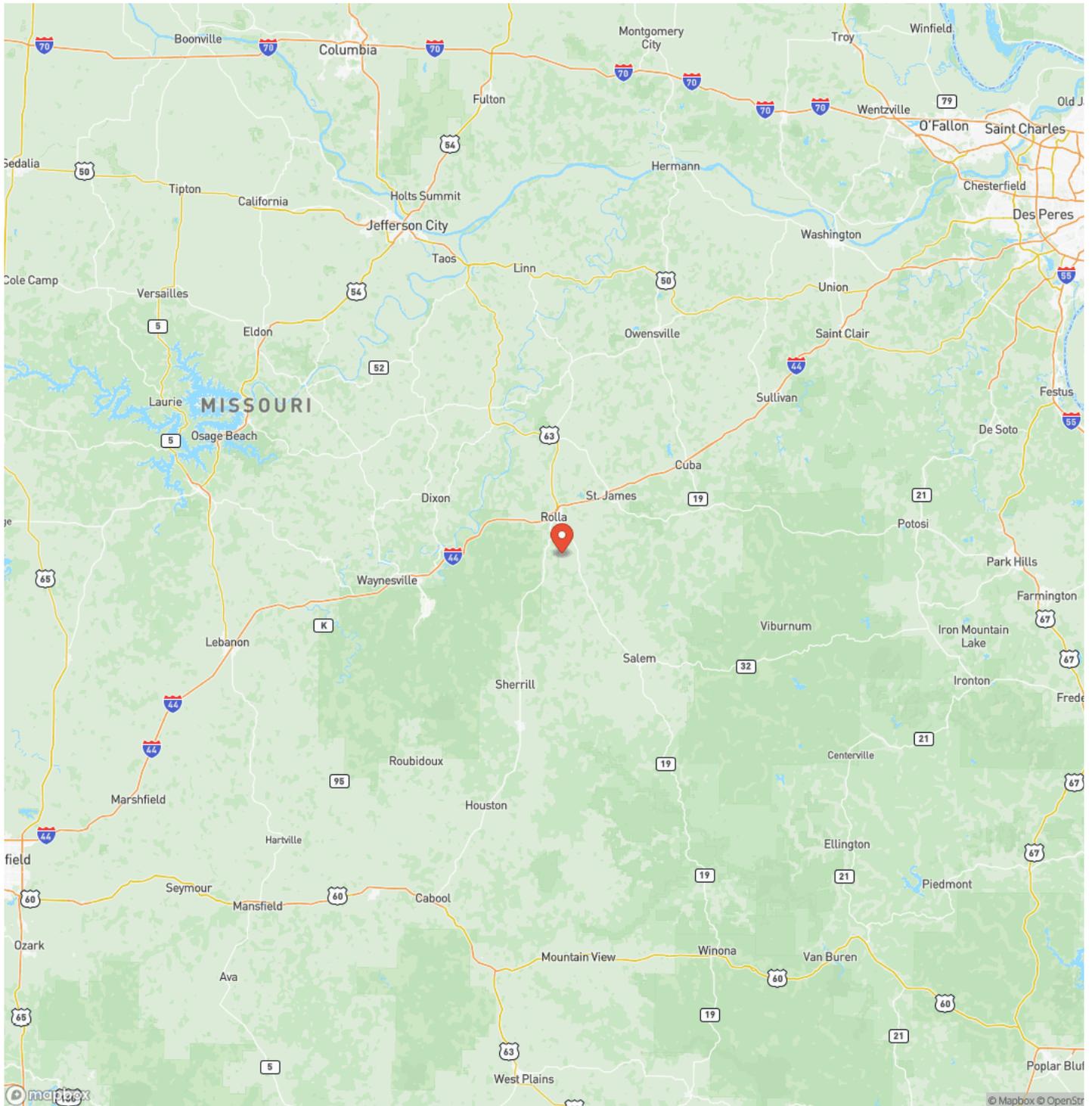
**Carriage Farm Warehouse  
Rolla, MO / Phelps County**



## 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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**Living The Dream Outdoor Properties**  
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