



40 +/- Acre Missouri Recreational Land for Sale - Phelps County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

12450 Private Drive 3467
St. James, MO 65559

PRICE: \$143,000

ACRES: 40

COUNTY: Phelps

PROPERTY DESCRIPTION:

Calling all hunters! This secluded property features 40+/- acres of prime white-tail and turkey hunting. A two bedroom, one bath, manufactured home located on the property is in great condition would make a nice permanent residence or weekend getaway. Enjoy those cool evenings next to the fire pit or take advantage of the hammock in the summer shade. This property has several established food plot areas and natural habitat blinds. The deer hunting in this area is incredible!

PROPERTY HIGHLIGHTS:

- Gated access
- Established food plots
- Natural habitat blinds
- Spring water
- Excellent bedding cover
- Nice 2 bedroom 1 bath manufactured home
- Well water



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$17

TAX YEAR: 2017