



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

80± Acre Missouri Hunting Tract & Cabin for Sale - Phelps County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

13760 County Rd 3570
Cook Station, MO 65449

PRICE: \$325,000

ACRES: 80

COUNTY: Phelps

PROPERTY HIGHLIGHTS:

- 80± Acres Recreational Property
- 2 Bed, 1 Bath Home
- Multiple Food Plots
- Pecan Grove
- Some Personal Property and Equipment Included in Sale

PROPERTY DESCRIPTION:

80± acres and a hunting cabin makes this a great recreational property! The 80± acres has multiple food plots, a wet weather creek, a pecan grove, and a ton of deer sign. There are trails cut throughout the property for easy navigation. The home is a 2 bed, 1 bath manufactured home and makes for a great hunting cabin. There is a barn and a horse trailer for storing any of your ATVs, Tractors, or equipment. The seller is willing to include some furniture and equipment in the sale if the buyer is interested in them.



PRESENTED BY:

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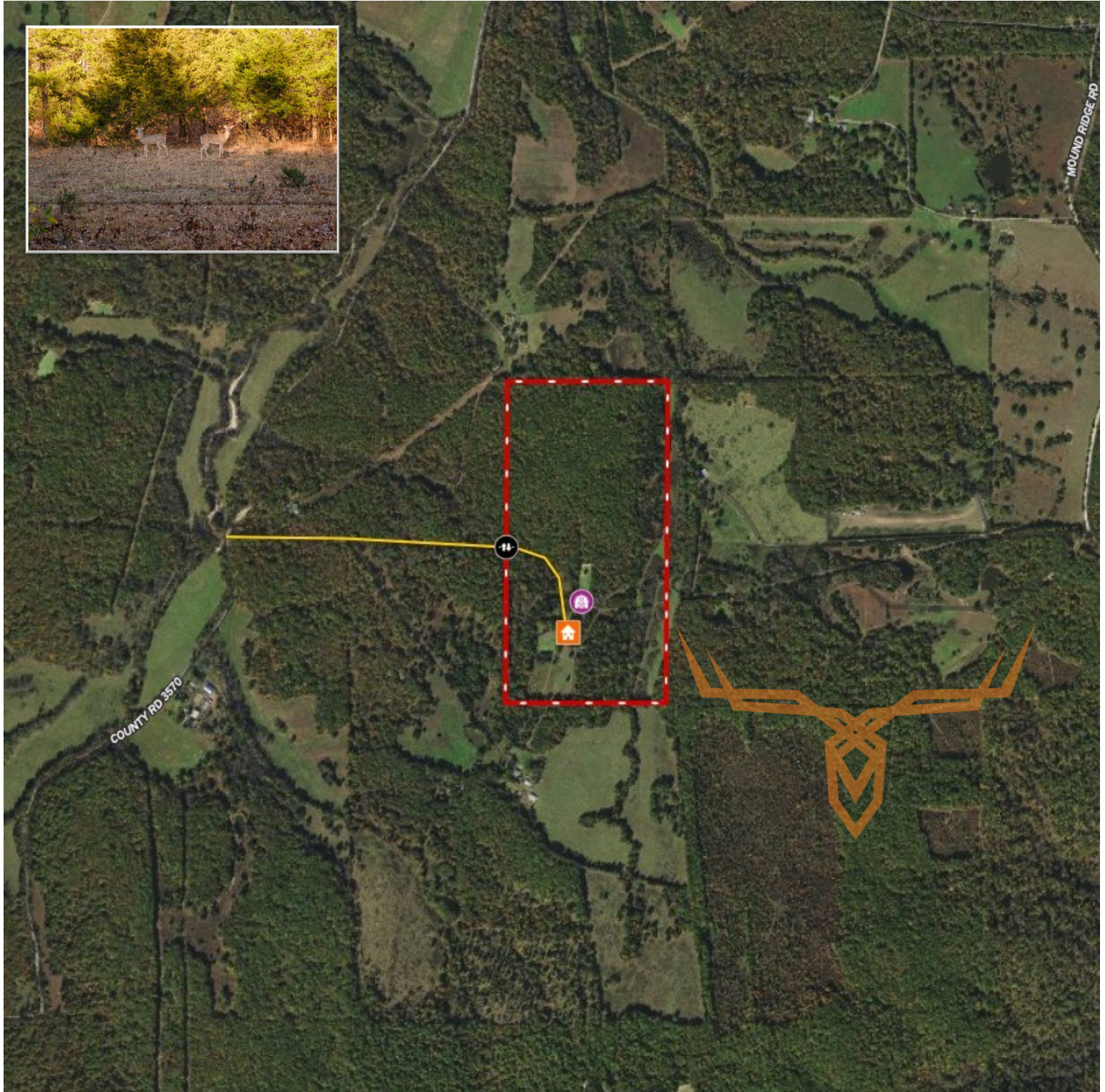
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals