



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

10± Ac Recreational Property with Home with Solar Power System for Sale - Phelps County

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



PROPERTY ADDRESS:

15100 Private Drive 6021
Edgar Springs, MO 65462

PRICE: \$425,000

ACRES: 10±

COUNTY: Phelps

PROPERTY HIGHLIGHTS:

- 10± acres backing to Mark Twain National Forest
- 4± acres fenced in
- Nice newer 3 bed/2 bath home
- Solar Power System
- Oversized Garage
- Large RV carport w/hook ups
- Second homesite with utilities in place
- Two separate land parcels
- Marketable timber
- Established trail network
- Shooting range
- Great hunting with access to national forest

PROPERTY DESCRIPTION:

Unique opportunity to own a new home on 10 acres of beautiful land that backs up to Mark Twain National Forest! The newer barndominium boasts approximately 1,750 sqft with a temperature controlled fully finished oversized garage space of 30' x 22'. The garage even includes some large custom wall cabinets to store tools, food, sporting gear and more. The home is also equipped to be partially off-grid with solar panels and 2 back-up batteries so you'll always have power! The solar power system is non-negotiable and must be conveyed with the property in the sale. (Solar power system carries an unpaid balance therefore it is not physically transferable and cannot be terminated until loan is paid in full. Buyer will need to qualify for a loan assumption with the system provider or arrange a payoff prior to closing. Current outstanding balance is approximately \$58,000 or Buyer may arrange monthly payments with provider if approved).

PRESENTED BY:

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Inside the home, you'll be greeted by a very nice kitchen complete with stainless steel appliances, butcher block countertops, a breakfast bar and plenty of natural light. The living room space is embraced by large windows and a high ceiling leading to a loft space. Three bedrooms and a full bath await you upstairs all with vaulted ceilings. Each bedroom has windows as well to keep an eye out for wildlife, or to keep watch over the land. The built-in surveillance system with all 4 cameras stay with the property as well to help you keep watch. Don't be surprised to see deer, turkeys or even a bear prowling by when watching your cameras! A huge 16' x 50' covered patio sits on the back-side of the house making a perfect spot to store an RV or serving as a covered patio. The covered RV parking space is also paired with full hook up. With 4 acres fenced in, it's perfect for outdoor activities including a fire pit area, playground and even a shooting range! There's also plenty of room for the dogs, chickens, goats and more. The remaining 6 acres offers great hunting, marketable timber, mushrooms and an abundance of natural beauty among its established trail system. On the east side of the property resides a new mobile home with full utility hook up and a concrete patio which could possibly serve as a second home, rental unit or guest space as well. Mobile home is negotiable and not included in the sale.

Whether you're looking for full time residence, or a great recreational place to spend time with family and friends, this is the place! Sitting just off Highway 63 and being engulfed in thousands of acres of national forest in close proximity, you have limitless hunting, fishing and recreational opportunities. In fact, the trout hatcheries of Montauk, Meramec and Bennett Springs State Parks are all located within 1 hour. Rolla is just 20 minutes away with abundant shopping, dining and healthcare services. This super unique and rare property is expected to sell fast so contact us today and book your showing!

PLEASE NOTE:

- Must have an appointment to show.
- Solar system must be conveyed with the property in the sale. Buyer will have the option to pre-pay the loan in whole within 14 days of transfer of the home. Otherwise, if qualified, Buyer of the home shall assume the loan, provided that, prior to the transfer of the home, Lender determines that the assuming owner satisfies Lender's standards for assuming the loan and such new owner of the home assumes the loan in writing.
- Purchase offer shall be contingent upon loan approval and assumption of solar system loan, or Buyer to arrange pay off prior to transfer of the home
- Playground is negotiable.
- Mobile home is negotiable
- Multiple dogs reside on the property. Do not open gate or approach gate if dogs are present.





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