

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

# 80 Acre Nature Retreat With An Off Grid Solar Powered Cabin In Phelps County

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



**PROPERTY ADDRESS:**  
20536 County Road 4400  
St. James, MO 65559

**PRICE:** \$309,699  
**ACRES:** 80±  
**COUNTY:** Phelps

## PROPERTY HIGHLIGHTS:

- 80± Acres of Timber and Recreational Ground
- Off-Grid Cabin with Solar Battery System and Water Tank
- Machine Shed with Concrete Floor
- Food Plots and Hunting Tower Blind
- Existing Trails for Easy Access to the Property

## PROPERTY DESCRIPTION:

Just south of St. James, Missouri, this 80± acre property offers the perfect mix of seclusion, natural beauty, and functionality for the serious outdoorsman. Whether you're chasing whitetails or looking to unplug, this place delivers. An off-grid cabin with a solar battery system and water tank is ideal for weekend getaways or extended stays. A machine shed with concrete floor provides secure storage for equipment and gear. Established food plots and a tower blind are ready to go, attracting wildlife deep into the property. A network of trails winds through the timber, giving you easy access across the entire tract. Whether you're after a hunting retreat, recreational getaway, or just a piece of land to escape to, this Phelps County gem is ready for your next adventure.



**PRESENTED BY:**

**JAKE BROWN**  
**Land Specialist**

M: (314) 602-1116  
P: (855) 573-5263 x740  
E: jbrown@trophy.com

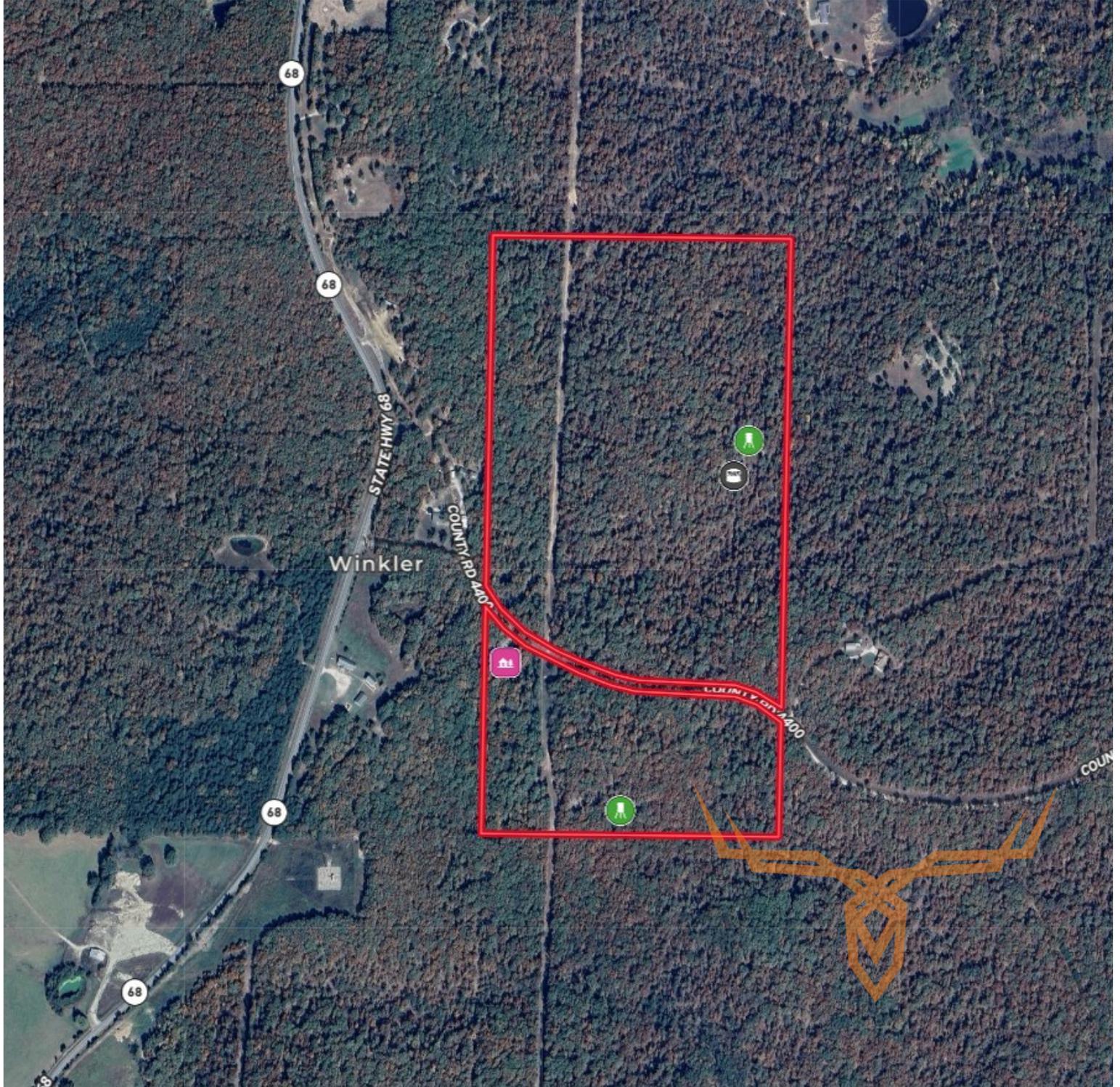
**Trophy Properties and Auction**  
640 Cepi Drive, Suite 100  
Chesterfield, MO 630056  
www.Trophy.com



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**TROPHY**  
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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