



BIDDING ENDS WEDNESDAY, AUGUST 4TH AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

11821 County Rd 3410  
St. James, MO 65559

**ACRES:** 165  
**COUNTY:** Phelps

## PROPERTY DESCRIPTION:

**Open House Saturday, July 10<sup>th</sup> 10AM to 2PM**

167.6 surveyed acres located in St. James, MO being offered in 5 separate tracts. This Phelps County gem is a beautiful farm with endless opportunities for enjoyment. The property currently provides for recreational activities such as swimming in the in-ground pool or Dry Fork Creek, fishing in one of the three ponds, hunting the mature woods, sitting by the fire pit at night, working on your hobby in the heated shop, and entertaining family and friends in the comfortable home. This could also be a working cattle farm, or a commercial shop. It has paved county road frontage on both the east side of the property and the north end of tract 5. Just 6.9 miles from the city of St. James, 10.5 miles from the city of Rolla, 70 miles from Jefferson City, and less than 100 miles from St. Louis, MO.

**Tract 1:** 8.4 surveyed acres. Brick ranch home built in 1980 with basement. 3 bedrooms and 2 full baths and 1/2 bath on the main level. The partially finished basement has 2 bedrooms that share a Jack and Jill bathroom with a steam shower. The living room on the main level has a wood-burning stove and a covered screen porch, 2 car garage, and an in-ground pool. Custom built fire pit with concrete pad. Metal outbuilding is a steel truss, clear span building with drive through doors on both ends. It has concrete floors with drain. There is heating in the building for year-round use, plus an interior workshop and bathroom inside the main shop.

**Tract 2:** 39.0 flat to gently rolling surveyed acres with access off of paved County Road 3330 which is a dead-end road. There is water on the property, and a fishing pond with dock. The makeup of the land is approximately 17 acres of woods with the balance being pasture.

**Tract 3:** 34.2 flat to gently rolling surveyed acres with access off of paved County Road 3410. The makeup of the land is approximately 12 acres woods with the balance in pasture. A portion of this tract has frontage on Dry Fork Creek.

**Tract 4:** 45.2 flat to gently rolling surveyed acres with access off of paved County Road 3410. The west side of this tract has frontage on Dry Fork Creek and a 1-acre food plot with permanent deer stand. There is a pond with a custom-built covered dock for fishing. The makeup of the land is approximately 22 acres of mature woods with the balance in pasture.

**Tract 5:** 40.8 flat to gently rolling surveyed acres with access off of paved County Road 3330. The makeup of the land is approximately 18 acres of woods with the balance in excellent pasture. There are three older outbuildings and electric on-site.



**PRESENTED BY:**

**PHIL BROWN**

**Broker/Partner**

M: (314) 753-7444

P: (855) 573-5263 x700

E: philbrown@trophyapa.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.Trophyapa.com](http://www.Trophyapa.com)

[leads@trophyapa.com](mailto:leads@trophyapa.com)





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

# Phelps County Missouri Land iAuction - Wright Farms

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyPA.com](mailto:leads@trophyPA.com)



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.