

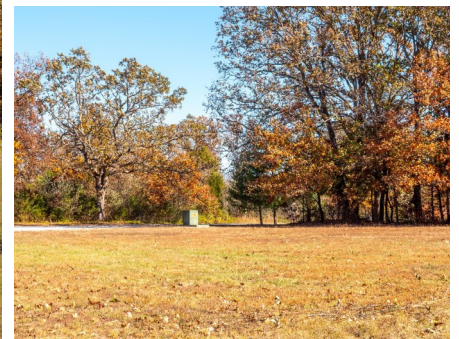


T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

5± Acre Building Lot in Green Diamond Estate for Sale - Phelps County

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Green Diamond Lane
St. James, MO 65559

PRICE: \$57,900

ACRES: 5.07±

COUNTY: Phelps

PROPERTY HIGHLIGHTS:

- 5± acre build lot
- Established subdivision
- Mixture of open and timber
- Electric already run
- Cul de sac lot
- 13 min from Saint James and 16 min from Rolla
- 1 mile from Little Prairie Conservation Area (90+ acre lake)

PROPERTY DESCRIPTION:

Sitting right in the heart of wine country is this 5± acre lot ready for its new owner! These 5± acres are a good mix of open ground to build with some nice timber to let your recreational heart run wild. Lots of wildlife sign on this lot allow for a peaceful evening enjoying what nature's finest has to offer. This lot sits on the cul de sac and already has electric run. Location is ideal being just 13 minutes from St. James and 16 minutes to Rolla. Little Prairie Conservation Area is also 1 mile away boasting a 90+ acre lake and over 3 miles of walking trails! Come take a look at this ideal small acreage build site!



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