

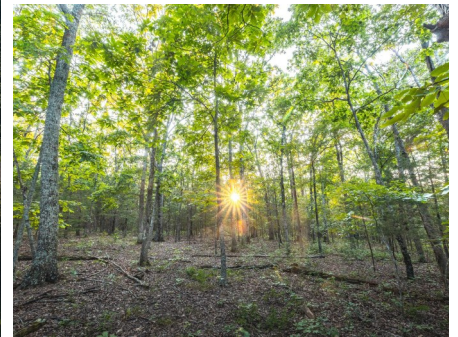


Diverse 90.62± Acre Property Near St. James for Sale - Phelps County

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

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 MO-V
St. James, MO 65559

PRICE: \$570,906

ACRES: 90.62±

COUNTY: Phelps

PROPERTY HIGHLIGHTS:

- SSR-V blacktop frontage
- Multiple potential build sites
- Mature timber
- Multiple pasture fields
- Trail system
- Good hunting
- 4 Minutes from St. James
- Less than 1.5 hours from St Louis
- 15 min from Rolla

PROPERTY DESCRIPTION:

Incredible opportunity to own a large diverse tract just outside St. James. Located off State Hwy V, this property features a blend of open pasture, mature timber, cedar thickets, and a live creek. A cleared front pasture offers a prime homesite, while a newly cut trail system gives access throughout. Tucked across the creek in back is a private build site near an old barn with electric run back. The gently rolling terrain makes it perfect for recreation, hunting, or full time living. Wildlife is abundant, with deer and turkey hunting opportunities. Enjoy ATV/UTV or horseback riding on established trails. Just 4 minutes to downtown St. James and near wineries, and dining. 15 min from Rolla and less than 1 hr 30 min from STL, this property offers peace and privacy with convenience close to all the needed amenities.



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