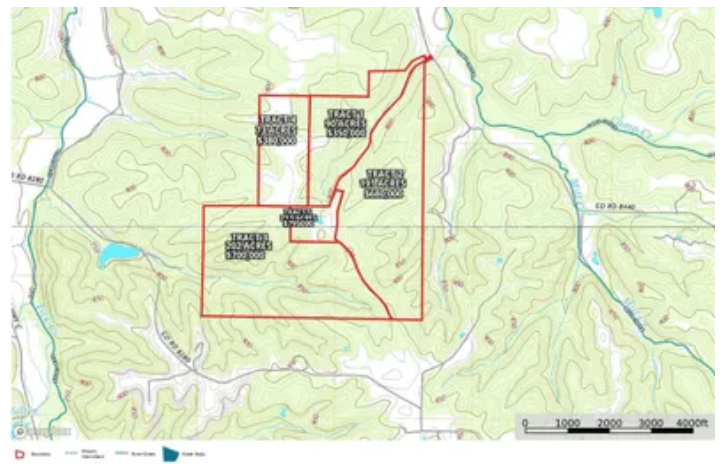
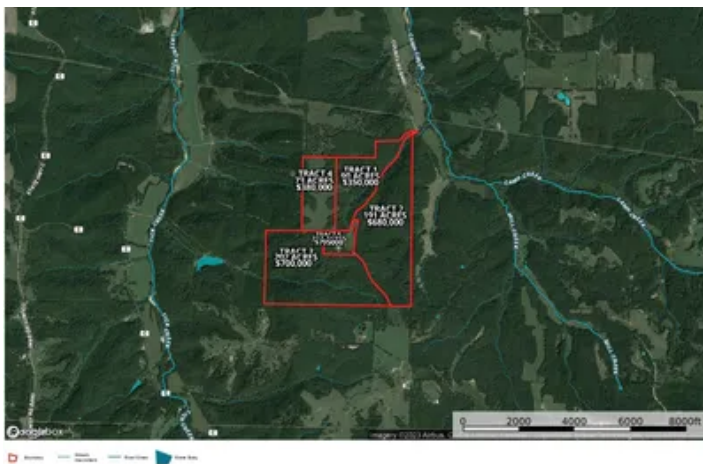


Camp Creek Farm
18296 County Road 8440
Rolla, MO 65401

\$2,905,000
578± Acres
Phelps County



Camp Creek Farm
Rolla, MO / Phelps County

SUMMARY

Address

18296 County Road 8440

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

38.001271 / -91.90623

Taxes (Annually)

3231

Dwelling Square Feet

6600

Bedrooms / Bathrooms

4 / 3

Acreage

578

Price

\$2,905,000

Property Website

<https://livingthedreamland.com/property/camp-creek-farm-phelps-missouri/44285/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

This remarkable property spans an expansive 578 acres, offering a harmonious blend of both dense woodlands & open pastures. Situated close to the Mark Twain National Forest, a haven for outdoor enthusiasts seeking a recreational paradise. The land's natural diversity creates an environment that is teeming with opportunities for leisure and adventure. Avid hunters will find themselves in a true paradise, with excellent hunting grounds that boast an abundance of wildlife. From giant tom turkeys to the elusive grace of whitetail deer, the property hosts a rich variety of game. Small game flourishes here as well, enhancing the excitement of the hunt. Gracing this land is a splendid home that exudes comfort and spaciousness with 4 bedrooms, 3 full baths, and finished walk out basement. With ample room for both relaxation and gathering, the home provides a tranquil retreat from the world's bustle. Numerous outbuildings dot the landscape, offering versatility that could transform the property into an ideal equestrian or cattle farm, catering to those with a passion for raising animals. The property's proximity to the Gasconade and Big Piney Rivers enhances its allure, especially for avid anglers. The promise of trophy-sized smallmouth bass awaits in these pristine waters, beckoning fishing enthusiasts to cast their lines. Furthermore, the area is a gateway to camping, fishing, and hunting adventures, creating a seamless integration between the great outdoors and the comforts of home. The front porch of the home overlooks a serene, stocked pond, providing a serene space to unwind and reflect. Privacy is a cherished luxury here, allowing you to fully immerse in the tranquil surroundings.



Camp Creek Farm
Rolla, MO / Phelps County



Locator Map

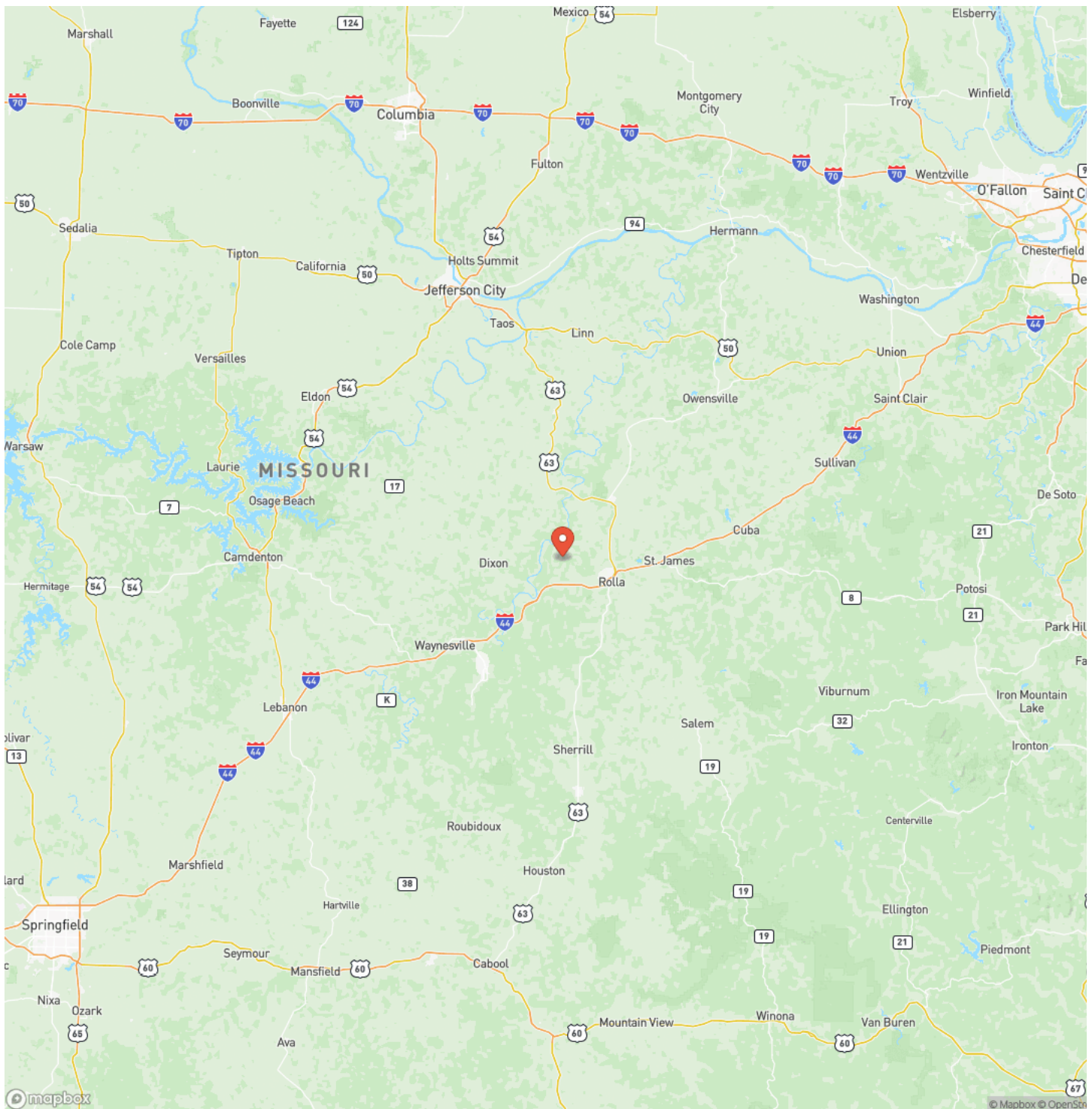


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Mobile

(314) 486-3500

Office

(855) 289-3478

Email

dwlivingthedream@gmail.com

Address

515 S Franklin

City / State / Zip

Cuba, MO 63005

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

515 S. Franklin St

Cuba, MO 65453

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