

The Ranches 20
Elk Prairie Dr
Rolla, MO 65401

\$153,775
20± Acres
Phelps County



The Ranches 20
Rolla, MO / Phelps County

SUMMARY

Address

Elk Prairie Dr

City, State Zip

Rolla, MO 65401

County

Phelps County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

37.8394 / -91.7252

Taxes (Annually)

19

Acreage

20

Price

\$153,775

Property Website

<https://livingthedreamland.com/property/the-ranches-20-phelps-missouri/47132/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



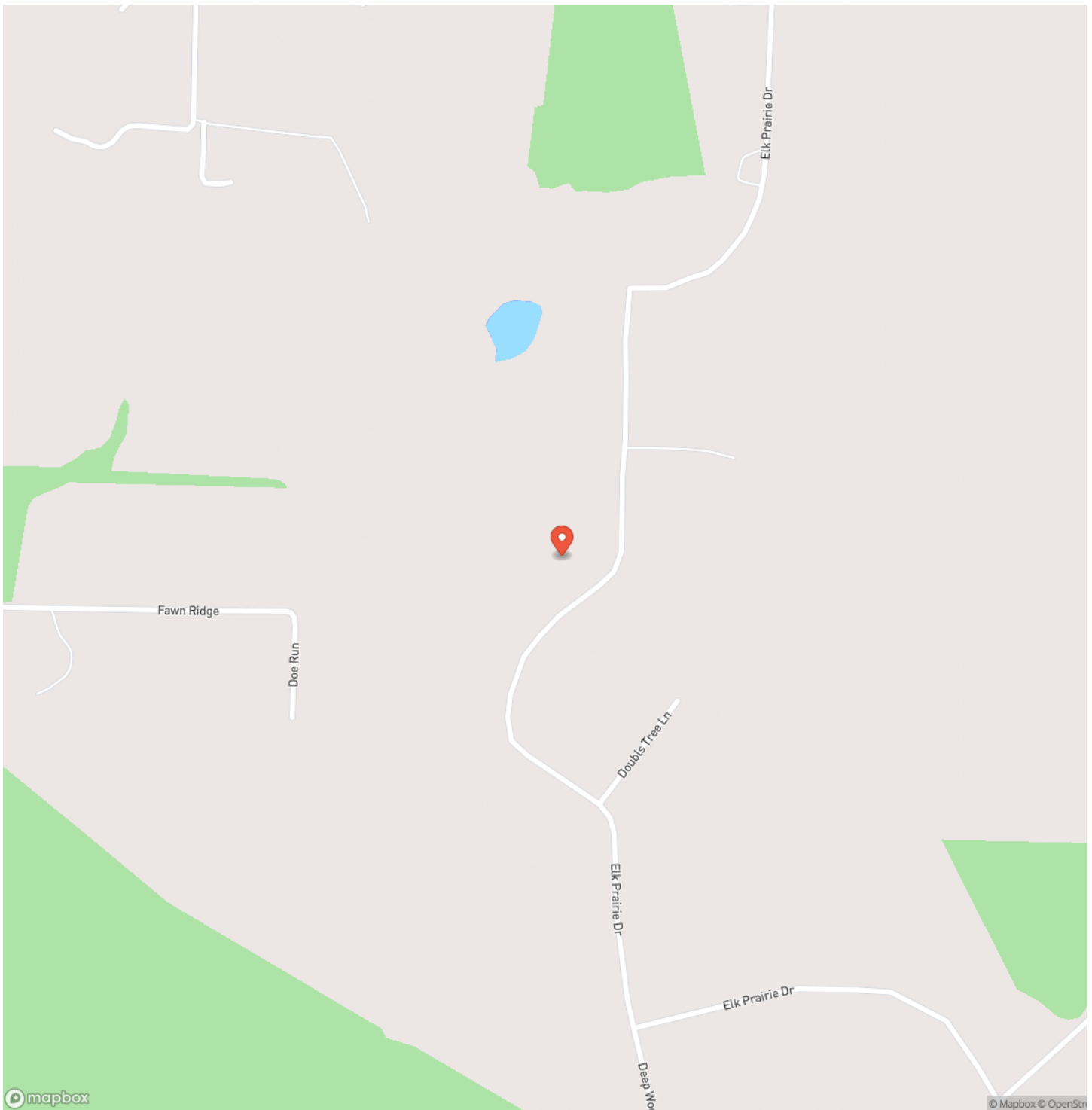
PROPERTY DESCRIPTION

Discover a pristine 20ac parcel in The Ranches Subdivision, just a 10min drive from Rolla, MO. This remarkable property boasts flat topography, ensuring a hassle-free building process. With the convenience of electricity readily available it's ready to build on, making your vision a reality without delay. One of the standout features of this property is the picturesque half-acre lake, adding a touch of serenity and charm. The soothing waters provide a scenic backdrop, ideal for a tranquil retreat or an inviting home sit. Whether you're considering a private estate or an investment opportunity, this land offers endless potential. Situated in The Ranches Subdivision, this property is part of a community that values space, nature & peaceful living. The subdivisions commitment to preserving the land's natural beauty ensure that your investment will stand the test of time.

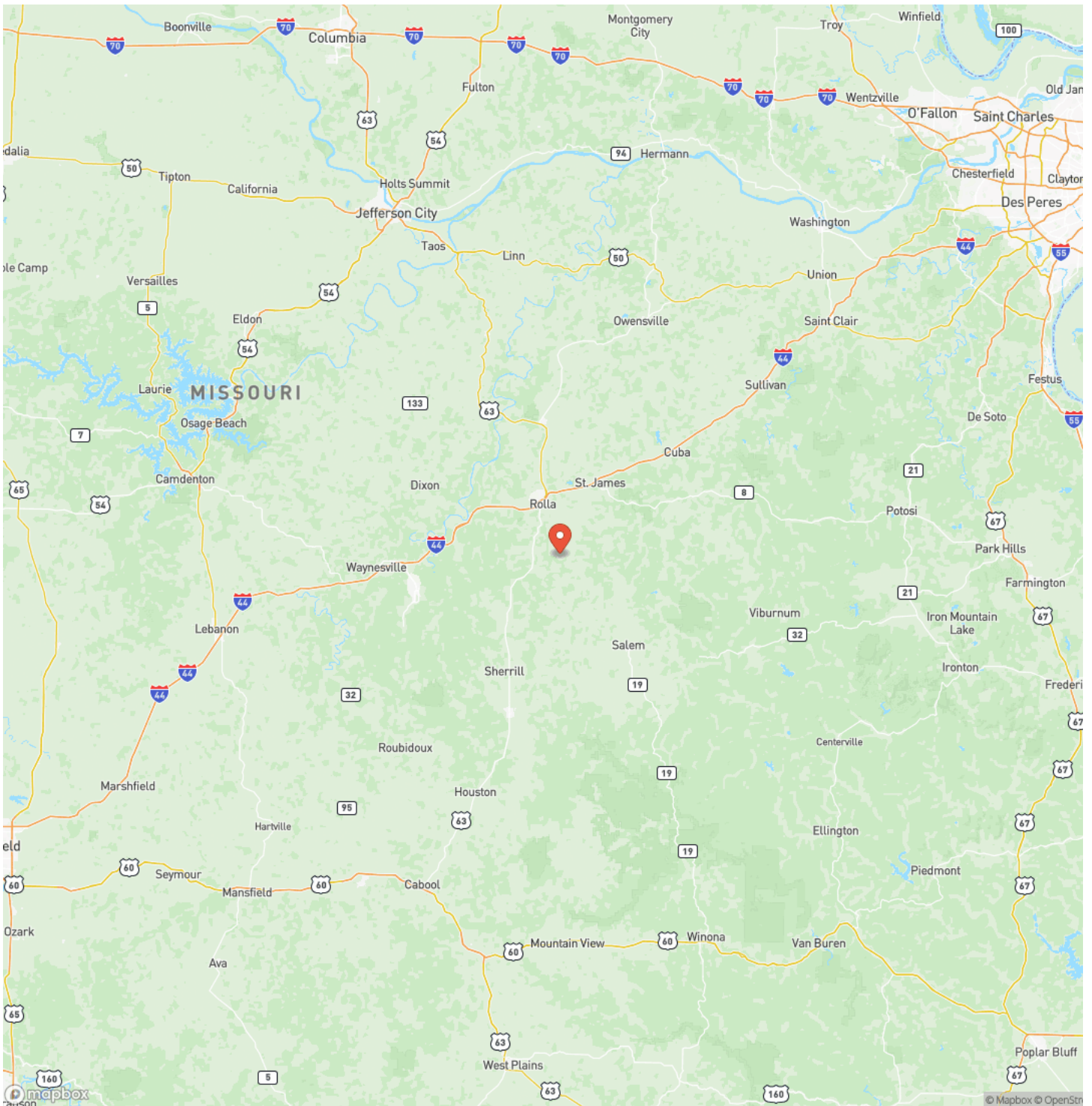




Locator Map



Locator Map

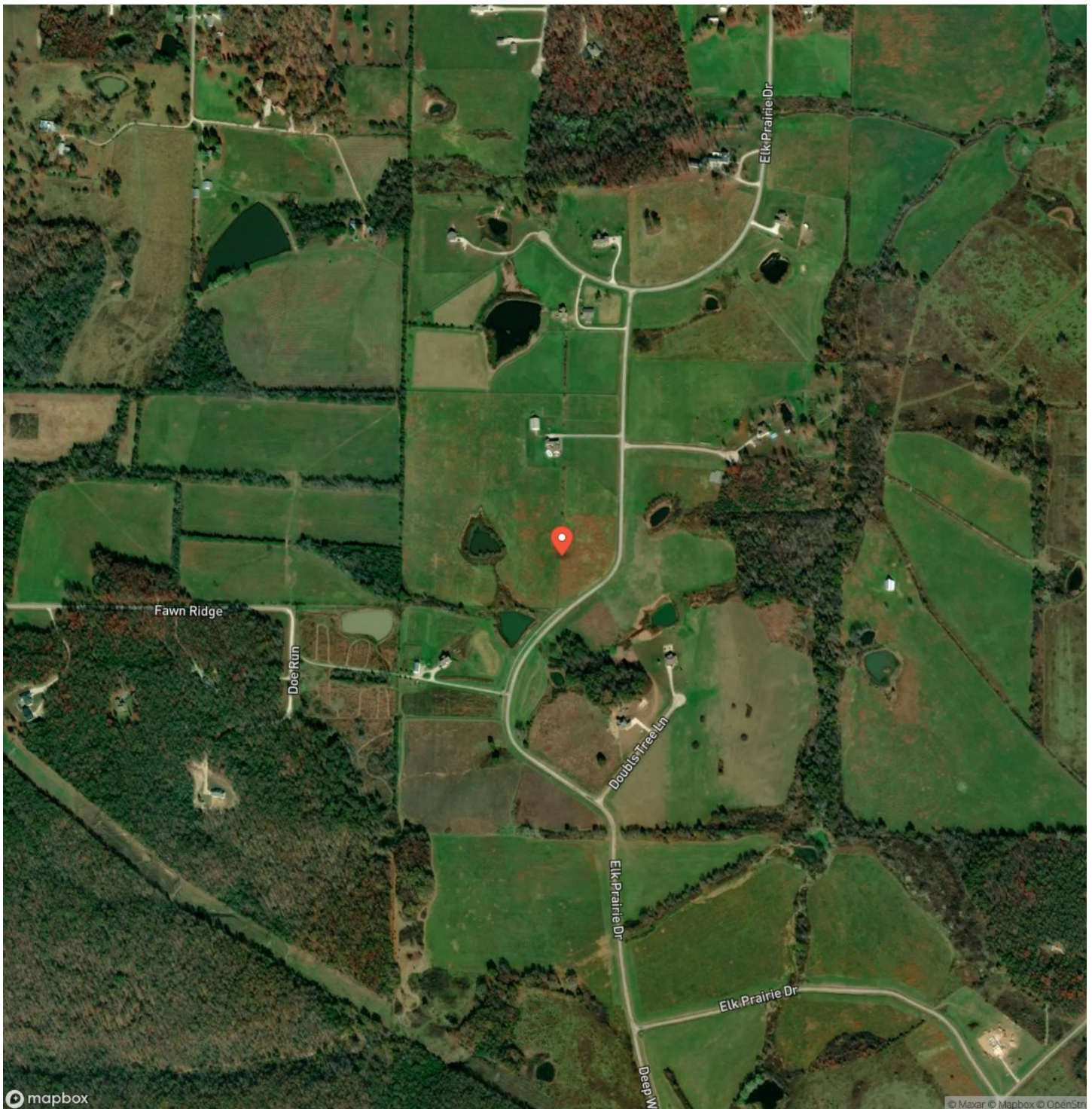


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Sullivan, MO 63080

NOTES

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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.



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