

**Scott Farm**  
19557 Private Dr. 1063  
Saint James, MO 65559

**\$595,000**  
140± Acres  
Phelps County





**Scott Farm**  
**Saint James, MO / Phelps County**

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**SUMMARY**

**Address**

19557 Private Dr. 1063

**City, State Zip**

Saint James, MO 65559

**County**

Phelps County

**Type**

Farms

**Latitude / Longitude**

38.03644 / -91.607851

**Taxes (Annually)**

672

**Acreage**

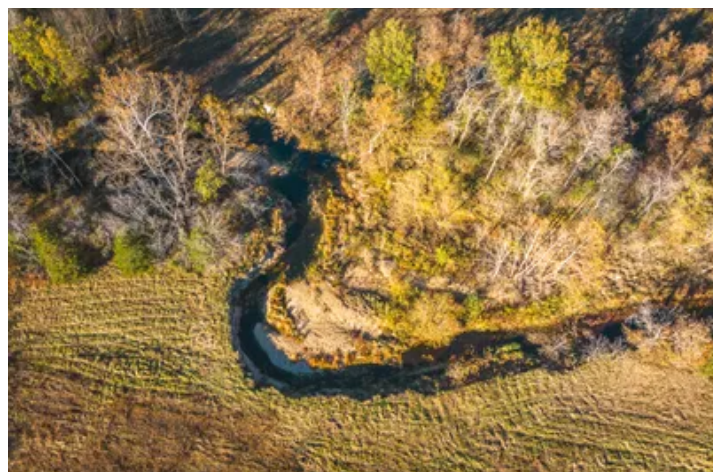
140

**Price**

\$595,000

**Property Website**

<https://livingthedreamland.com/property/scott-farm-phelps-missouri/47772/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



### **PROPERTY DESCRIPTION**

Blessed with a prime position along the picturesque banks of Robinson Creek, this property stands as a testament to the beauty of rural Missouri living. Offering 140 acres of an impeccable blend of sprawling pastures and verdant woodlands, adorned with the majesty of mature timber, it provides a harmonious sanctuary for both wildlife and potential agricultural pursuits. Dotted throughout the landscape are various structures that hint at the rich history of the land. From the small grain silo to the sturdy outbuildings, barns, and sheds, the property bears the marks of a bygone era, ready to be revitalized into a modern haven while preserving its rustic allure. There's also 2 homes ready for renovations sold as is. The deep well ensures a consistent and reliable water supply, catering to the diverse needs of both the land and its potential inhabitants. Tucked away in the privacy of St. James, Missouri, this haven offers the perfect balance between seclusion and accessibility. With its well-maintained grasses fostering an ideal environment for livestock, the property promises a flourishing agricultural venture for those with a penchant for farming. Moreover, the area's abundant wildlife presents an enticing prospect for hunting enthusiasts, with the opportunity to indulge in exceptional deer hunting and the thrill of encountering the graceful eastern turkeys that freely roam the land. Adding to its allure is the proximity to the charming town of St. James, Missouri, renowned for its inviting wineries and small-town charm. With so much to offer, this property stands as a rare opportunity for those seeking a slice of authentic Missouri living. There are excellent dining options and fun activities. Come spend the day or a lifetime. Close to the top Missouri Trout Fishery, Maramec Springs and only an hour and forty minutes from St. Louis, Missouri.





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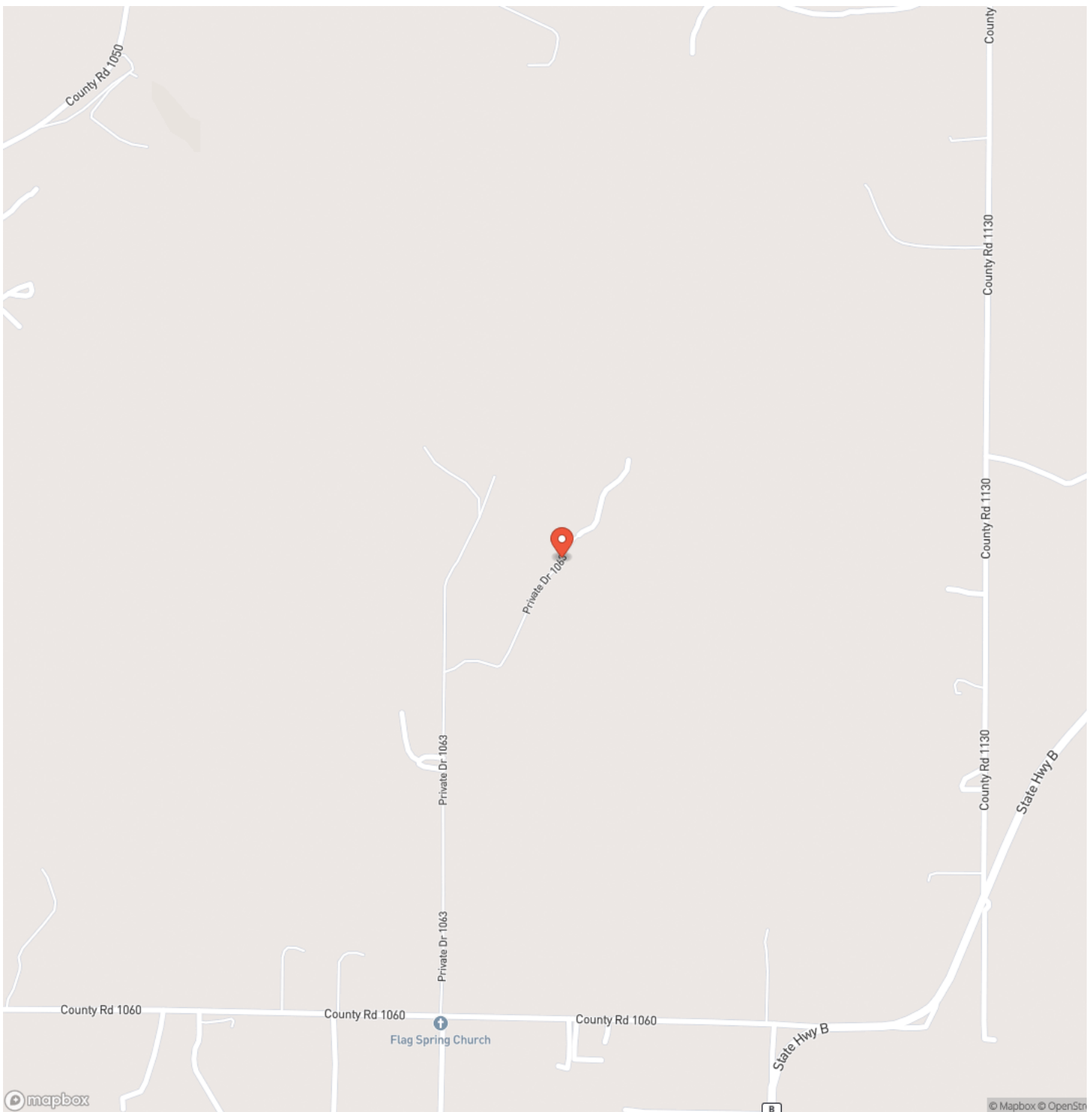
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## Locator Map



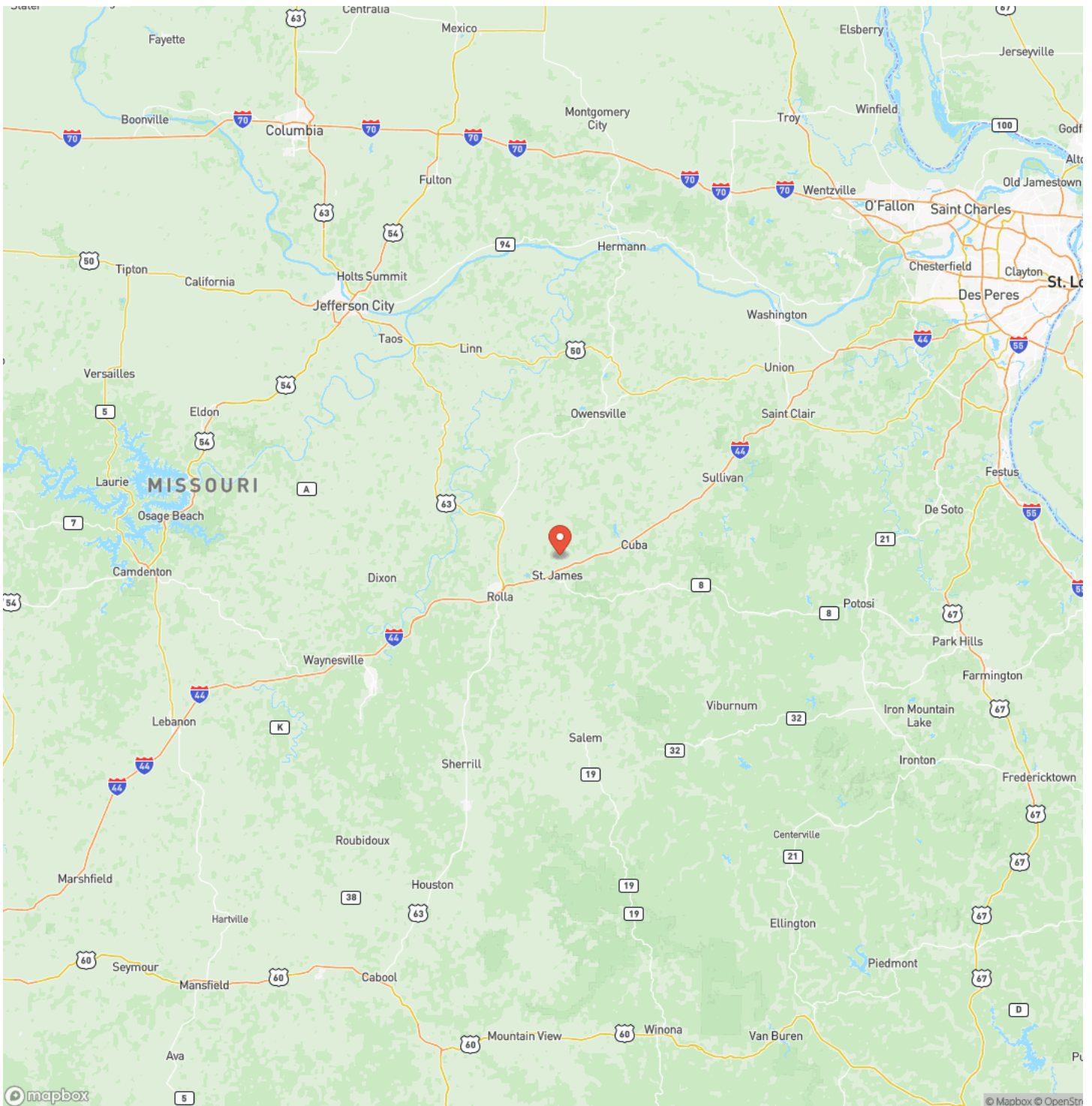
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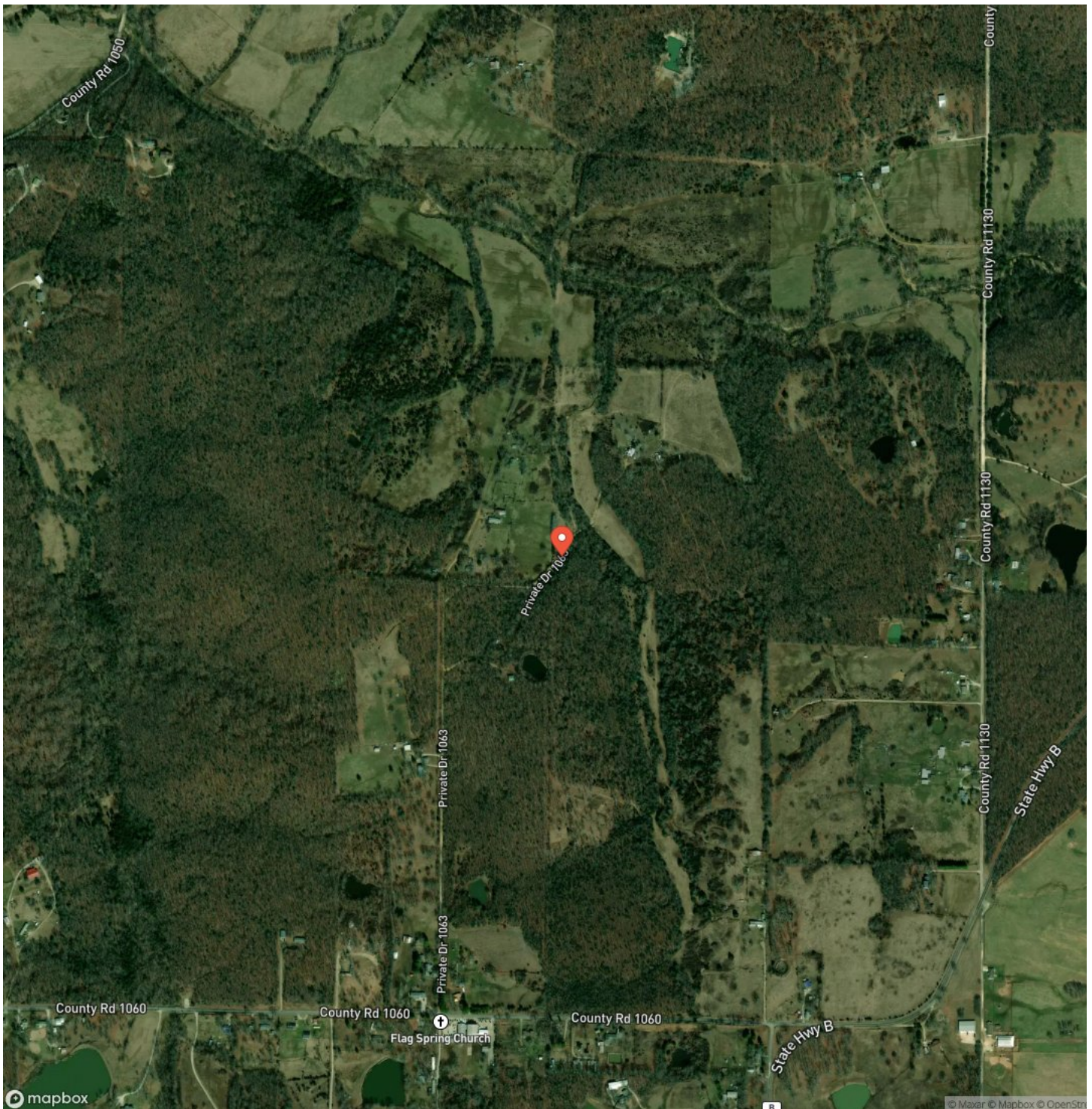


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

**Address**

515 S Franklin

## City / State / Zip

Cuba, MO 63005

## NOTES

This image shows a single sheet of white paper with horizontal 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.

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## **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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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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