

**Yancy Mills Homestead**  
20120 South Highway 63  
Rolla, MO 65401

**\$285,000**  
19.370± Acres  
Phelps County





**Yancy Mills Homestead**  
**Rolla, MO / Phelps County**

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**SUMMARY**

**Address**

20120 South Highway 63

**City, State Zip**

Rolla, MO 65401

**County**

Phelps County

**Type**

Hunting Land, Residential Property

**Latitude / Longitude**

37.80378 / -91.80755

**Taxes (Annually)**

228

**Dwelling Square Feet**

1482

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

19.370

**Price**

\$285,000

**Property Website**

<https://livingthedreamland.com/property/yancy-mills-homestead-phelps-missouri/53045/>



**PROPERTY DESCRIPTION**

Nestled in the picturesque landscapes of Phelps County, Missouri, lies a pristine expanse of land encompassing 19.37 acres of natural beauty and rural charm. This captivating property offers a harmonious blend of pastoral tranquility and woodland serenity, making it an idyllic retreat for nature enthusiasts and homesteaders alike. At the heart of this enchanting parcel are 9 acres of lush pastureland, providing ample grazing space for livestock or the perfect setting for agricultural pursuits. Towering trees adorn the remaining 10 acres, creating a secluded sanctuary teeming with wildlife, including deer and turkey, which often traverse the grounds, enhancing the allure of country living. A tranquil pond graces the landscape, serving as a serene oasis for native fauna while adding to the scenic allure of the property. Property also has mature walnut trees, 22 mature pecan, and producing fruit trees. Nearby stands a rustic red wooded barn, evoking a sense of nostalgia and offering practical storage space for equipment or housing for animals. The land boasts a productive capacity of 4 hay bales per acre, ensuring ample yield for agricultural endeavors. A charming stone home with a sturdy metal roof completes this rural haven, providing comfortable living quarters amidst the natural splendor. With its fertile pastures, verdant woodlands, and abundant wildlife, this property holds endless possibilities for those seeking to establish a mini-farm or homestead in the heart of Missouri's breathtaking countryside. Whether you aspire to cultivate the land, raise livestock, or simply savor the tranquility of rural life, this enchanting retreat promises a lifestyle of unmatched beauty.



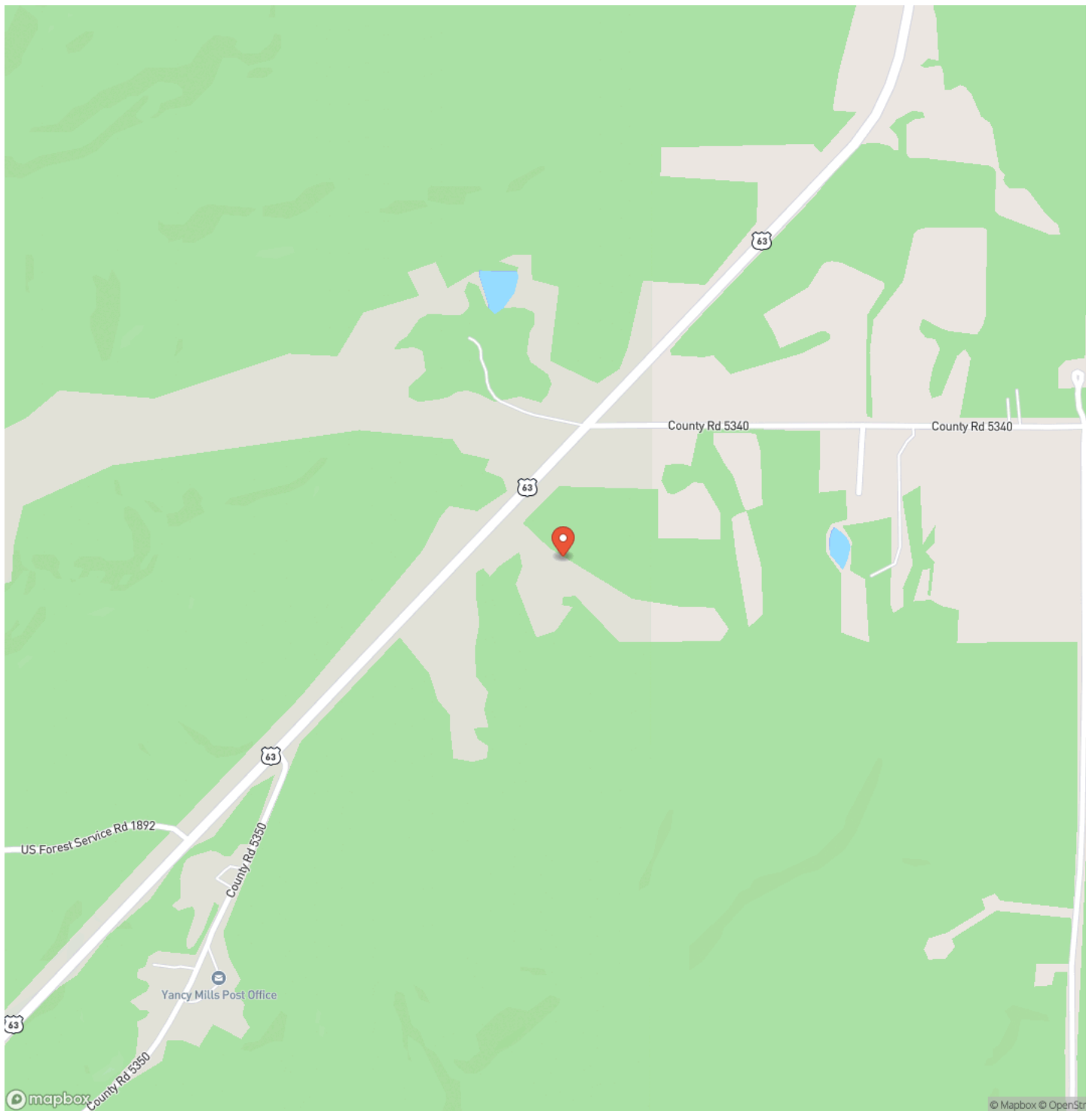


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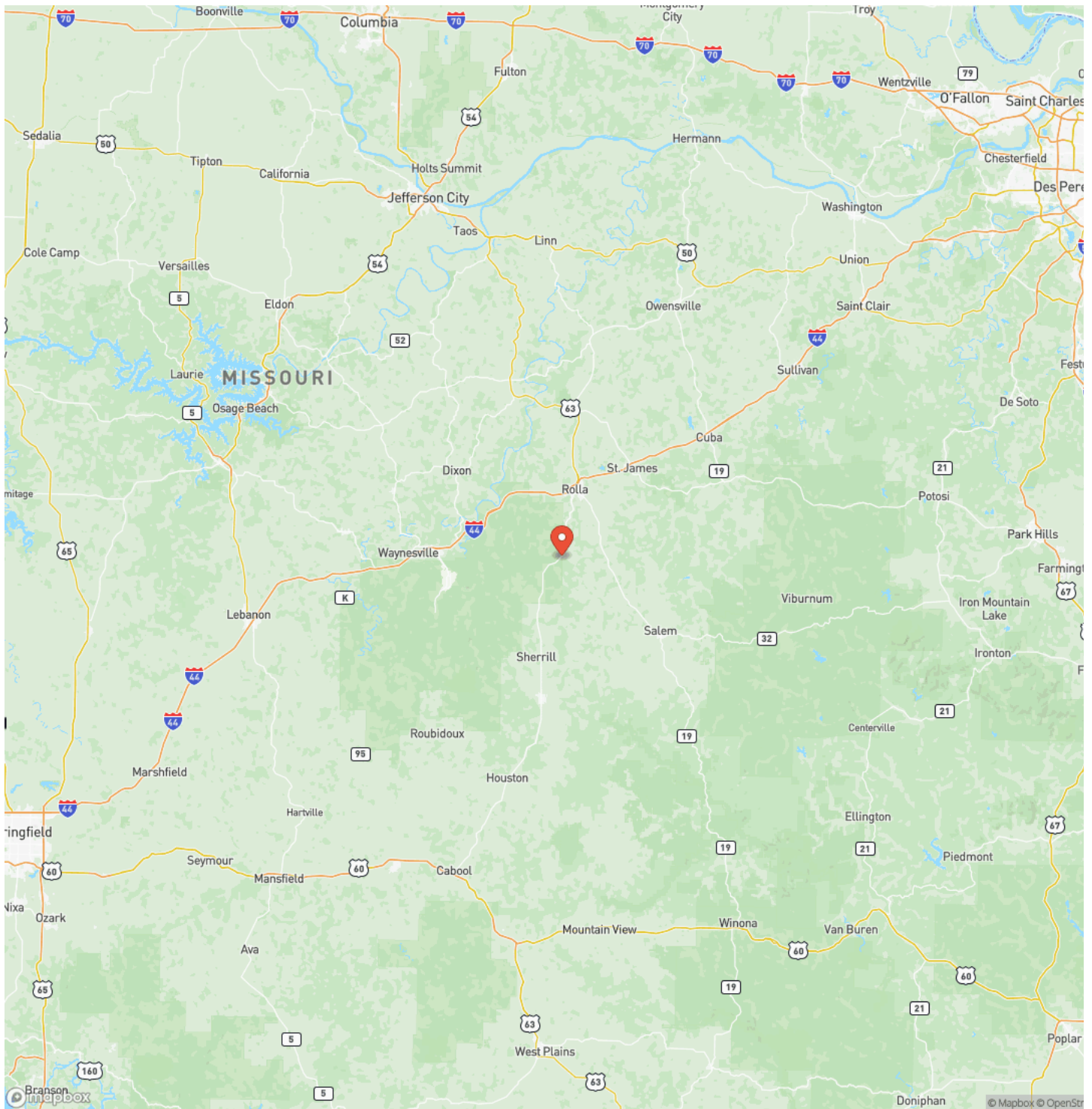
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## Locator Map

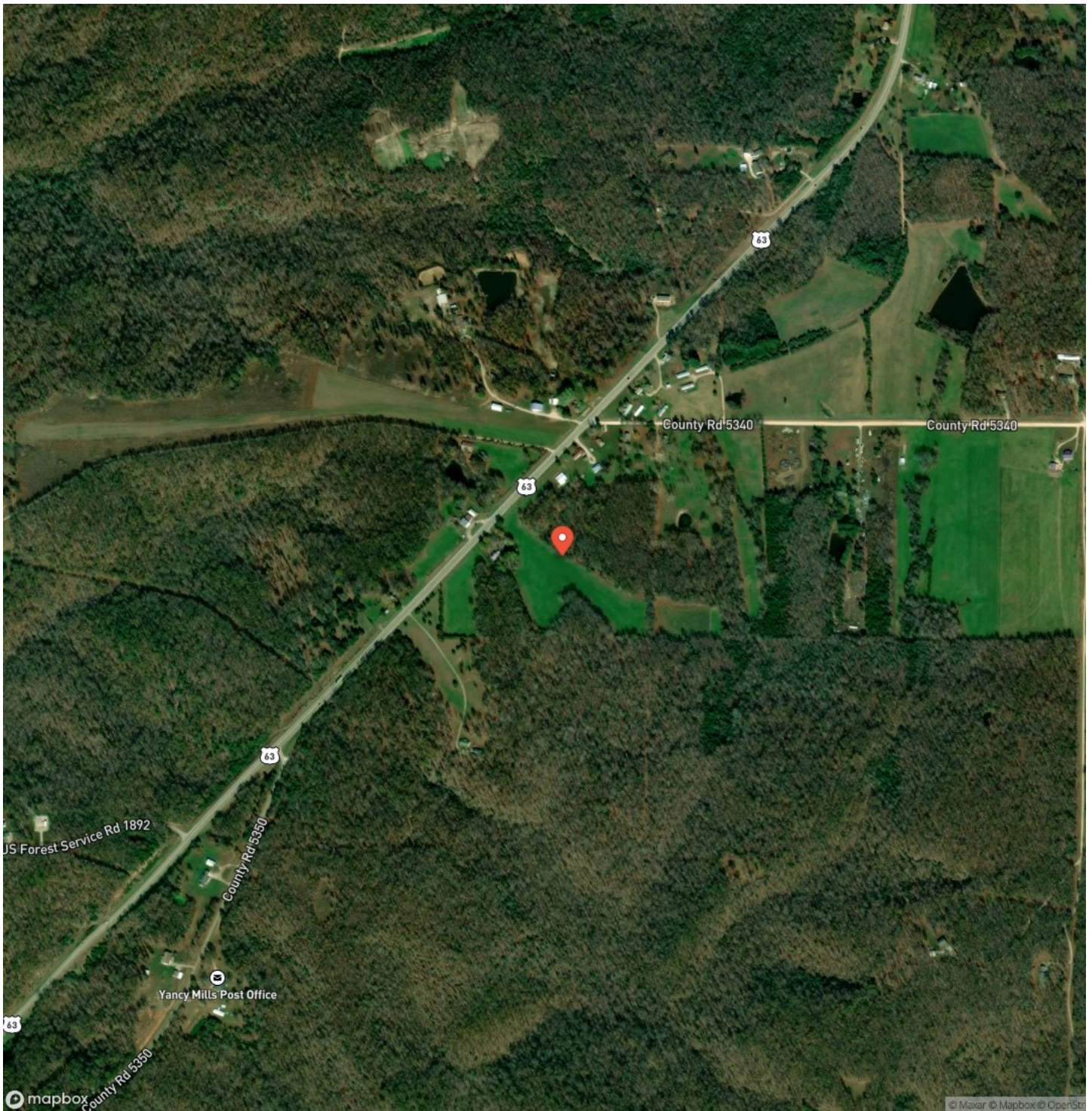


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

**Address**

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

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**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

## **DISCLAIMERS**

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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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