

**Phelps County Private Lake & Land**  
13428 Private Drive 7139  
Rolla, MO 65401

**\$699,900**  
48± Acres  
Phelps County





## Phelps County Private Lake & Land Rolla, MO / Phelps County

### SUMMARY

#### Address

13428 Private Drive 7139

#### City, State Zip

Rolla, MO 65401

#### County

Phelps County

#### Type

Recreational Land, Residential Property, Hunting Land

#### Latitude / Longitude

37.9049 / -91.8346

#### Taxes (Annually)

1655

#### Dwelling Square Feet

1900

#### Bedrooms / Bathrooms

3 / 2

#### Acreage

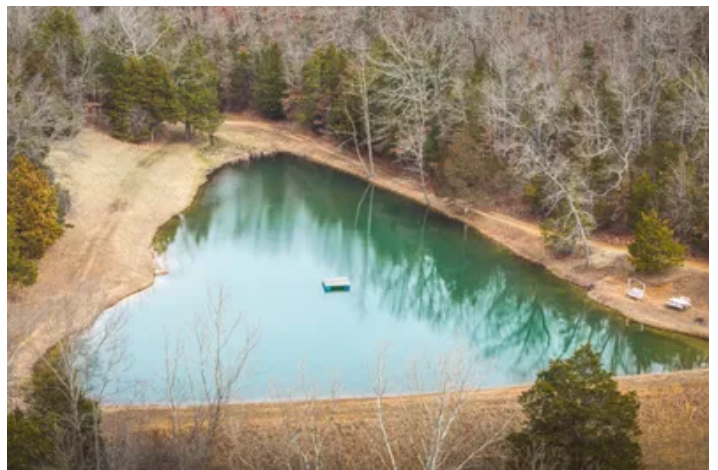
48

#### Price

\$699,900

#### Property Website

<https://livingthedreamland.com/property/phelps-county-private-lake-land-phelps-missouri/77740/>



**PROPERTY DESCRIPTION**

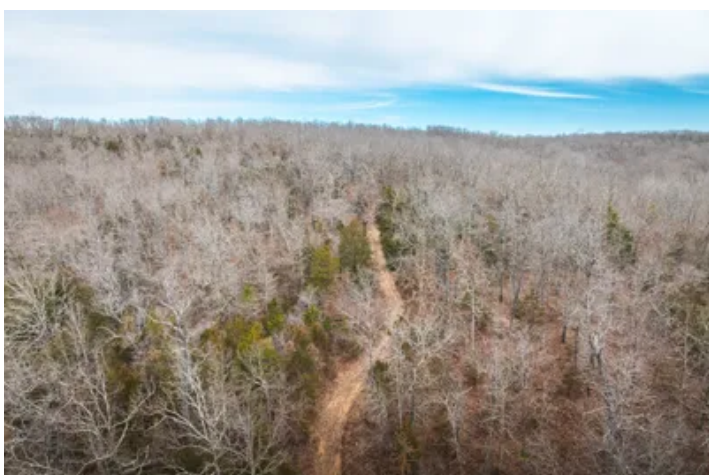
This 48 +/- acre property in Phelps County, MO, offers the perfect blend of recreation, income potential, and full-time living. Featuring a beautifully crafted home with a full finished basement and an attached garage, this property provides comfort and convenience in a serene setting. An extra home on-site offers the potential for rental income or an Airbnb opportunity. With a mix of open pasture and mature wooded timber, this land is ideal for outdoor enthusiasts. The property boasts excellent deer hunting and is home to Missouri's eastern turkeys. A well-stocked lake provides fantastic fishing right in your backyard. Located just 1.5 hours from St. Louis County, this retreat is close to Montauk State Park and Maramec Spring for exceptional trout fishing. Additionally, it offers easy access to the Ozark rivers and streams for kayaking, floating, rafting, and canoeing. Whether you're seeking a weekend getaway, a full-time residence, or an income-producing investment, this property delivers it all.



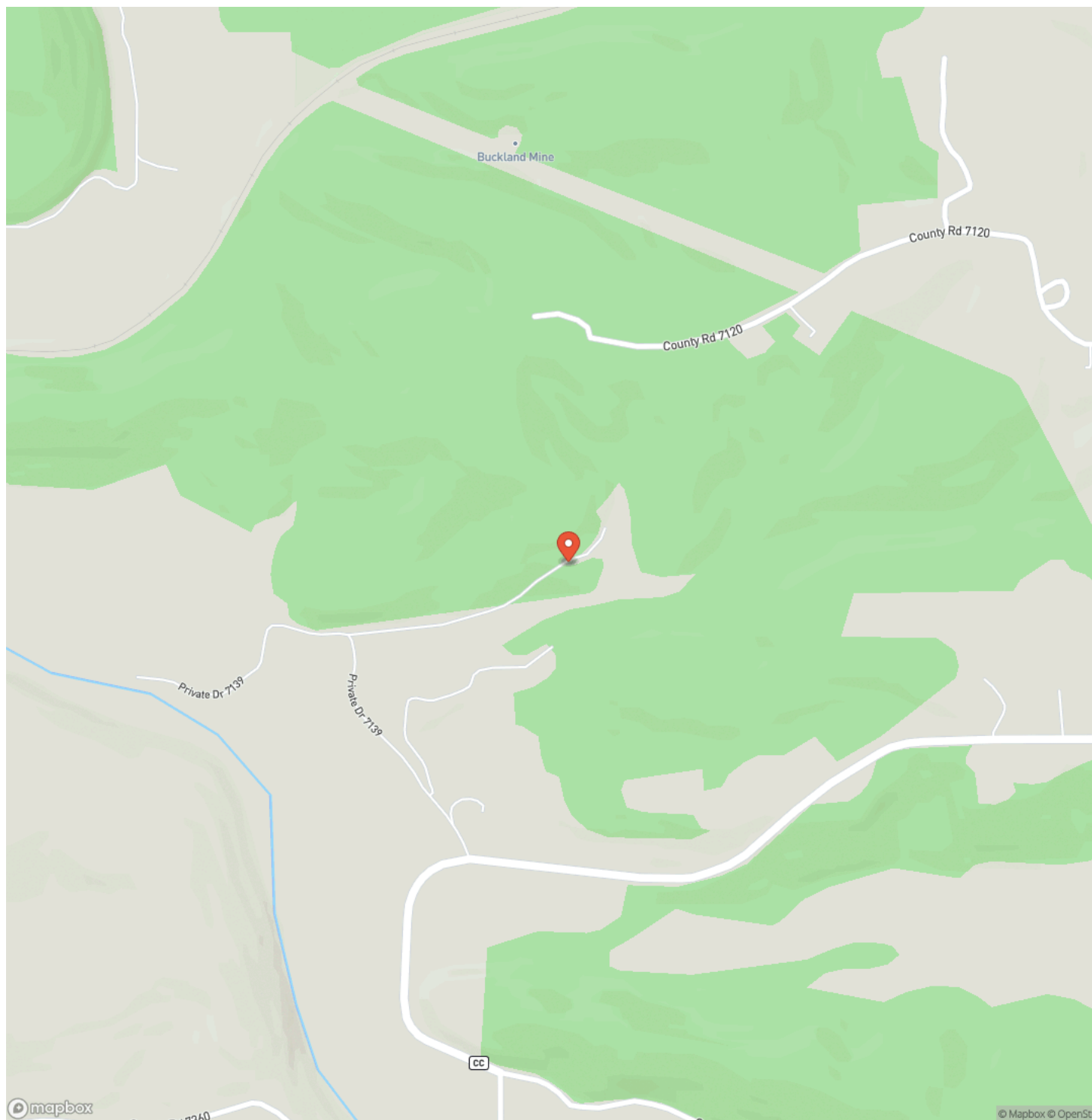


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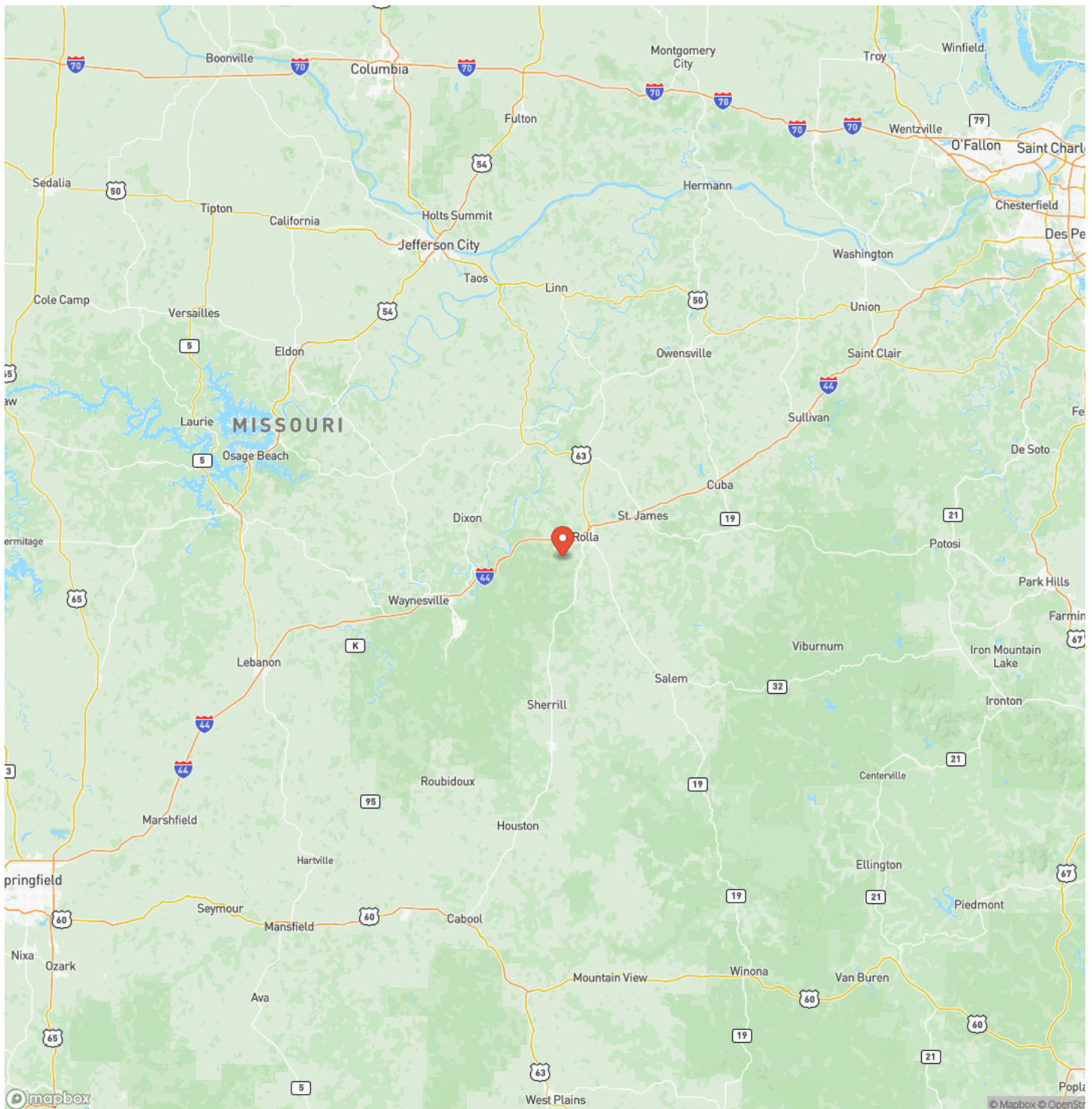


## Locator Map





## 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

[illegible]



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

## **DISCLAIMERS**

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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**

6484 North Service Rd.

Leasburg, MO 65535

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<https://livingthedreamland.com/>

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