

Tight Lines Lodge
12715 State Route T
Newburg, MO 65550

\$695,000
7.240± Acres
Phelps County



Tight Lines Lodge
Newburg, MO / Phelps County

SUMMARY

Address

12715 State Route T

City, State Zip

Newburg, MO 65550

County

Phelps County

Type

Recreational Land, Single Family, Hunting Land, Riverfront

Latitude / Longitude

37.91129 / -91.90627

Dwelling Square Feet

1100

Bedrooms / Bathrooms

2 / 1.5

Acreage

7.240

Price

\$695,000

Property Website

<https://livingthedreamland.com/property/tight-lines-lodge-phelps-missouri/79946/>



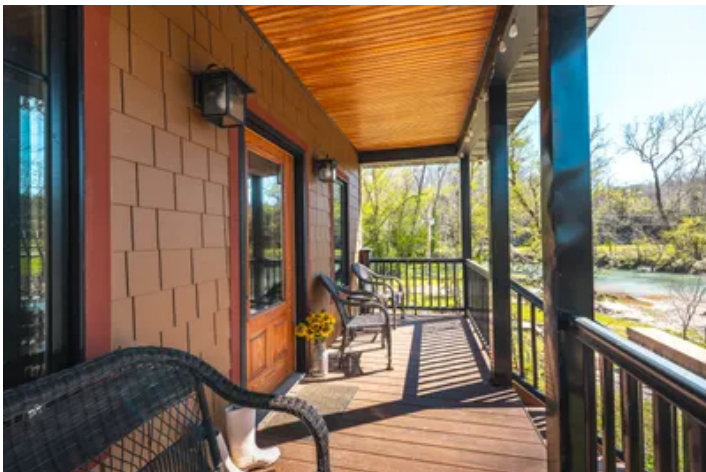
Tight Lines Lodge
Newburg, MO / Phelps County

PROPERTY DESCRIPTION

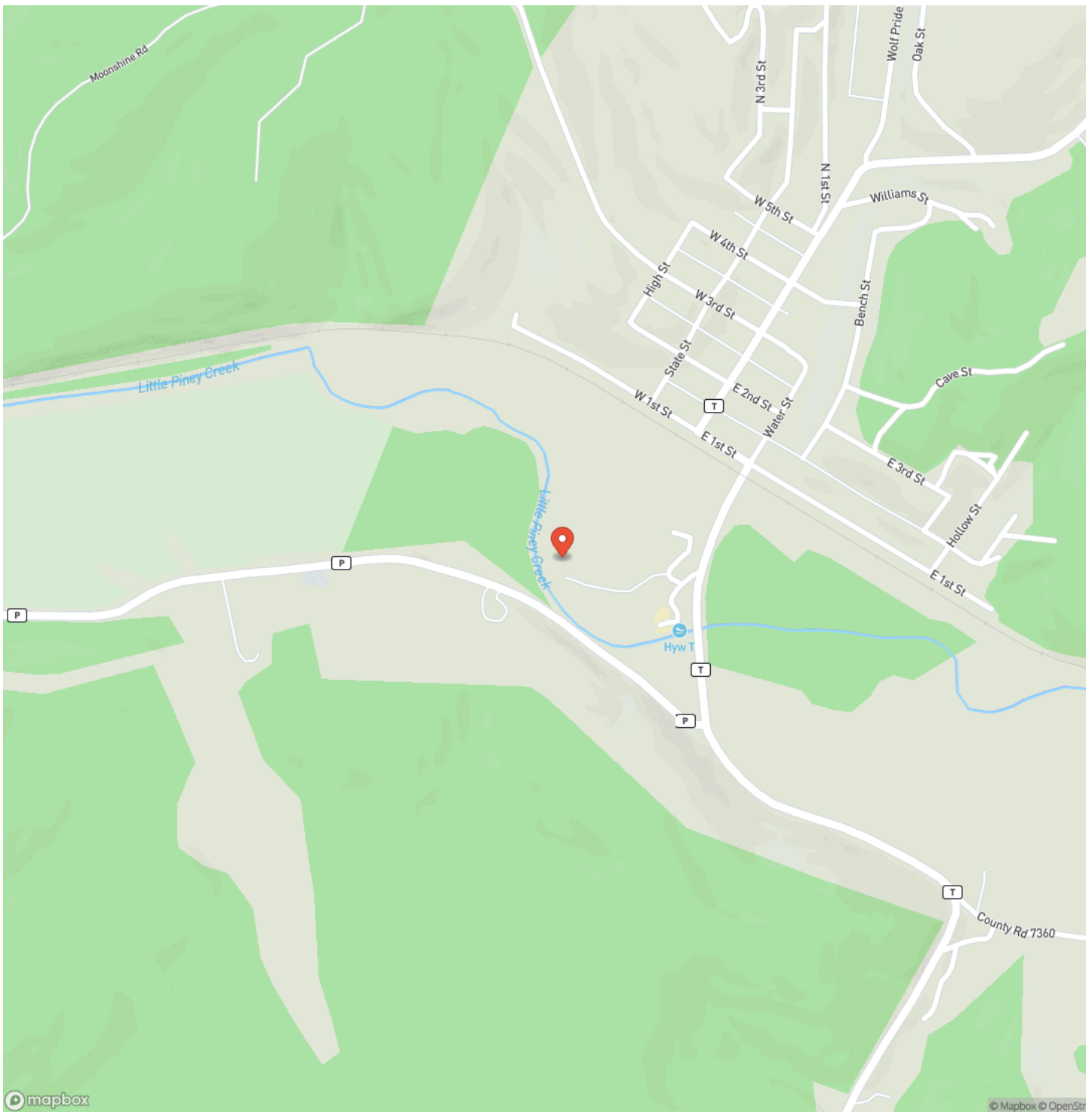
The Little Piney river never disappoints! Tight Lines Lodge is conveniently located just outside of Newburg, Missouri. Conveniently located in the middle of St. Louis and Springfield and roughly 3 hours from Kansas City. This 7 m/l acre property sits alongside the Piney with a meticulously pre-planned home. The property has been landscaped to prevent flooding with a large concrete retaining wall, the 1,100 sqft lodge has never flooded. Key features of the lodge are concrete hardboard siding, crosscut white pine trim and hard wood floors. The lodge has a great view of the river from the rear porch. World class fishing right in your back yard, just down river from white ribbon and blue ribbon trout areas where over 20 inch rainbow have been caught within site of the back porch. Great panfish and small mouth fishing during the warmer months as well. The house comes nearly fully furnished as well.



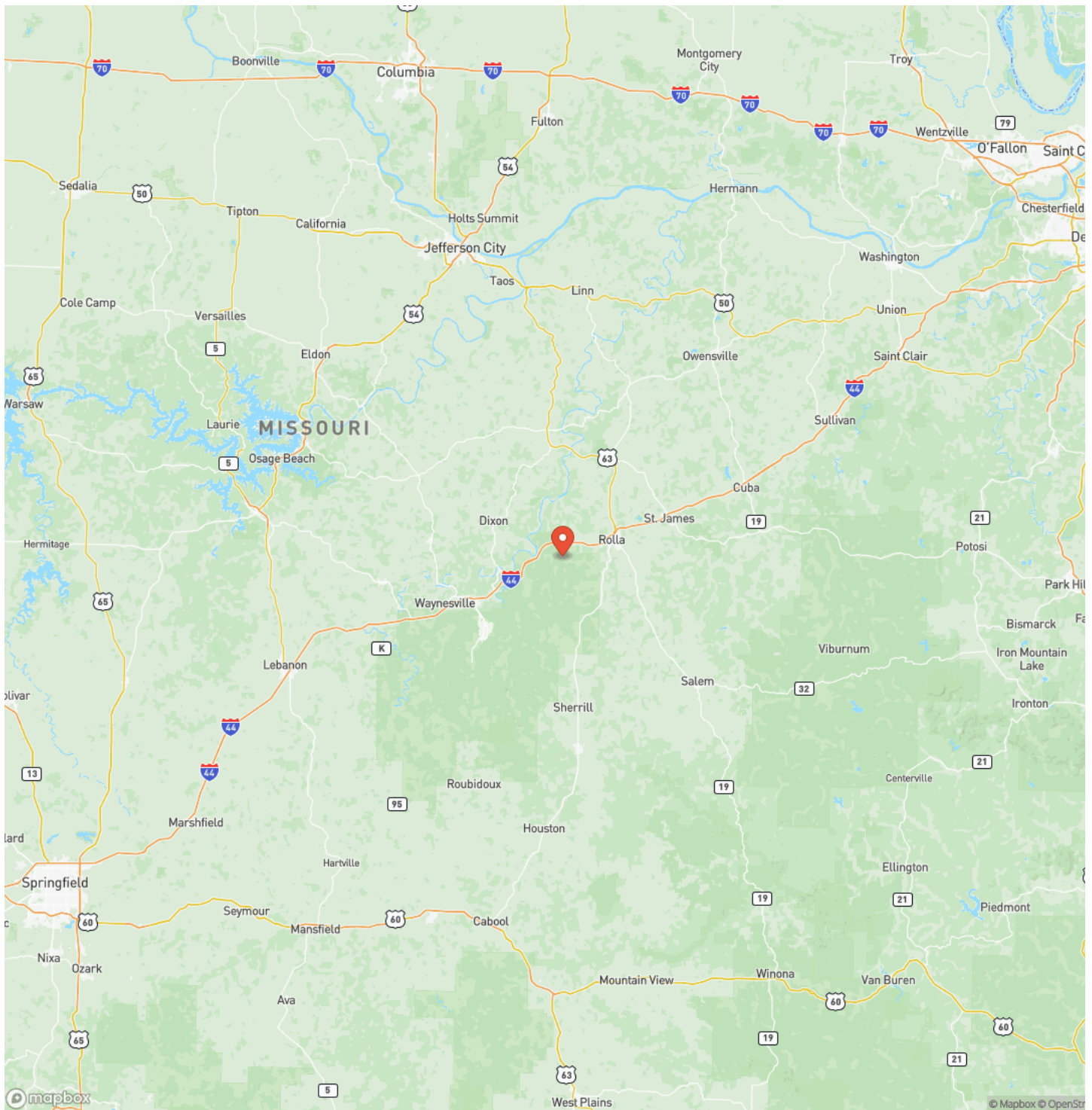
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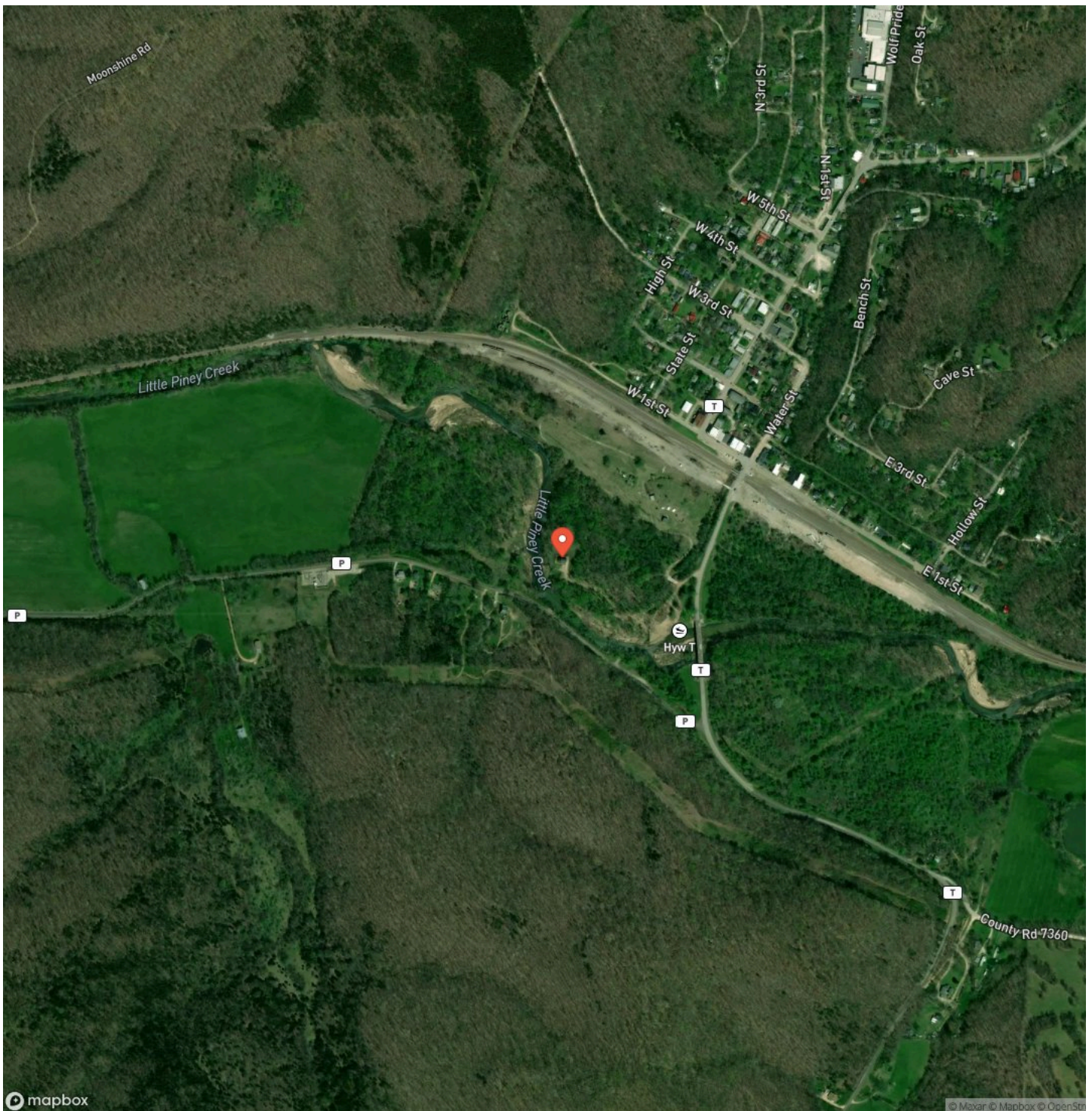
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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6485 N Service Rd

City / State / Zip

NOTES

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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.



<https://livingthedreamland.com/>

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

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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