

MIDWEST LAND GROUP PRESENTS



**75 ACRES**  
**PHELPS COUNTY, MO**

**30265 Private Drive 6245, Edgar Springs, Missouri, 65462**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME OR RECREATIONAL RETREAT ON 75 +/- ACRES

If you have been on the hunt for a new property where you can live full-time and hunt on your own land, check out this amazing place! The 2011 manufactured home sits on a permanent foundation and has been well-kept. It has 3 bedrooms, 2 bathrooms. As you enter the home you are welcomed into the large open space of the living room, dining room, and kitchen area. The large master bedroom is off the living room area and boasts a large master bath with a walk-in closet. On the opposite end of the house, you will find the remaining 2 bedrooms, a second bathroom, and mudroom/laundry. There is a sliding glass door off the dining room leading to the fenced backyard as well as the storm shelter.

Outside you will see the 24'x16' workshop building with shelving installed for storage for all of your hunting or homesteading needs. There are many options to go with this building to suit your needs. There is also a portable

office building that could be used as additional storage space or made into a bunk room to accommodate all of your hunting friends or family. If you leave the house area in just about any direction you will find a trail that leads through the property with miles of trails for easy access to most of the property. There is 1 pond holding water year round and the beginnings of a large pond that was started but never finished. There are some cleared areas that could be used to graze some livestock if desired or planted for food plots. This property attracts and holds deer and turkey but has not been hunted hard. Whether you are searching for your year-round home on acreage or you are in the market for a hunting property to share with friends/family, look no further. It sits just 5 minutes off Hwy 63 for easy access to Houston, Licking, Rolla, or Salem. Give me a call at (417) 671-3117 to set a time to go take a closer look.



# PROPERTY FEATURES

PRICE: **\$299,000** | COUNTY: **PHELPS** | STATE: **MISSOURI** | ACRES: **75**

- 3 bedroom, 2 bath home
- 2-bay workshop
- Mixture of cleared & timbered
- County road access
- 1 pond
- Trails throughout
- Great deer & turkey hunting
- 1.4 miles off Highway 63
- 30 mins to Rolla
- 15 mins to Licking



# 3 BEDROOM, 2 BATH HOME

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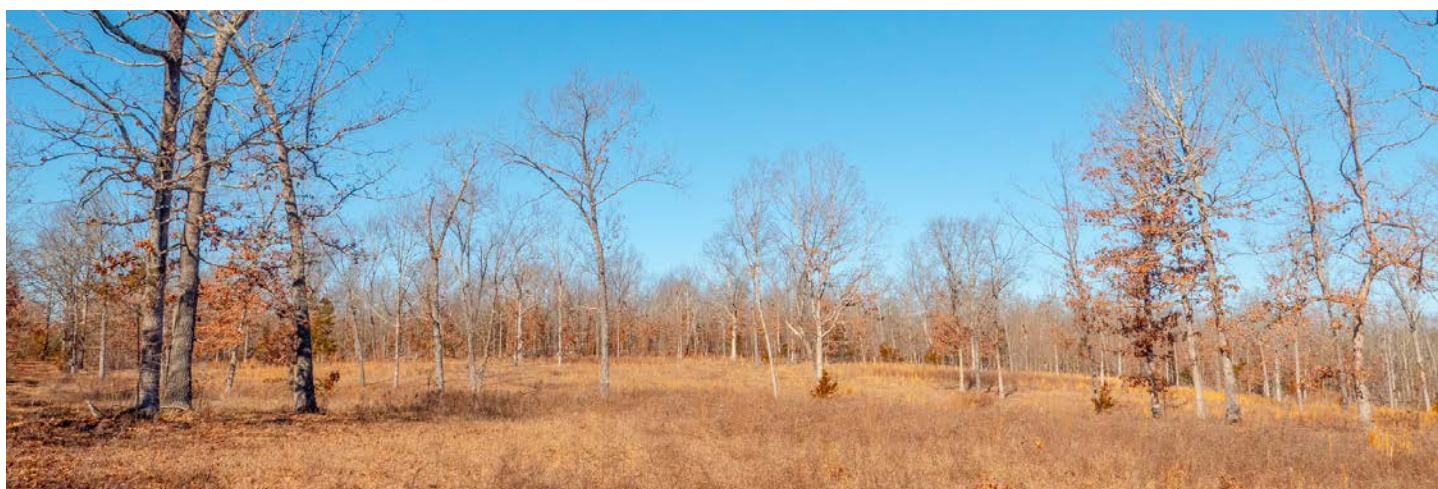
## 2-BAY WORKSHOP

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## MIXTURE OF CLEARED & TIMBERED

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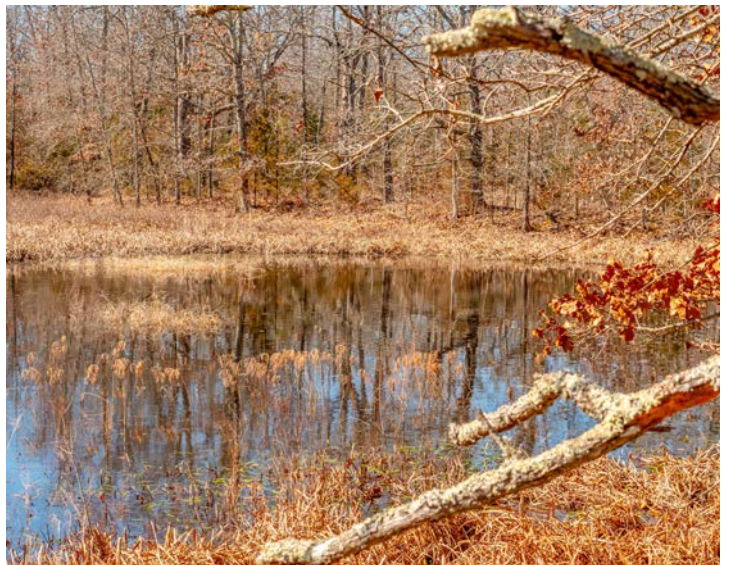
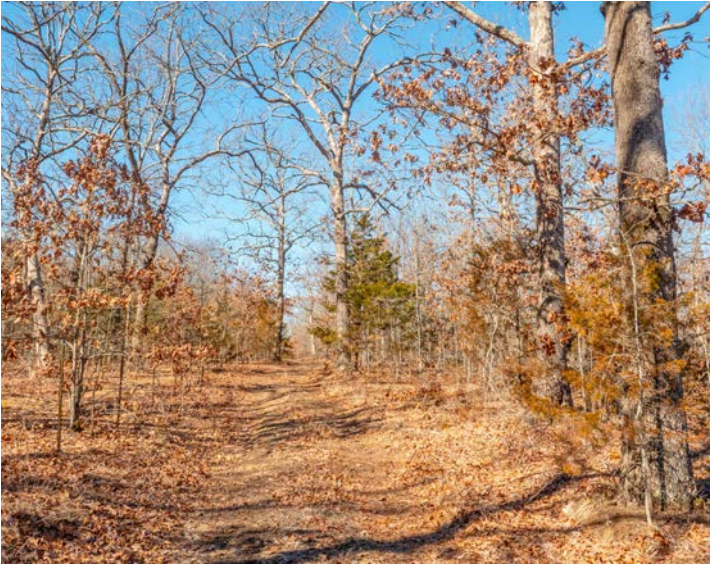
# 1 POND

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 37° 39' 8.38, -91° 53' 39.41

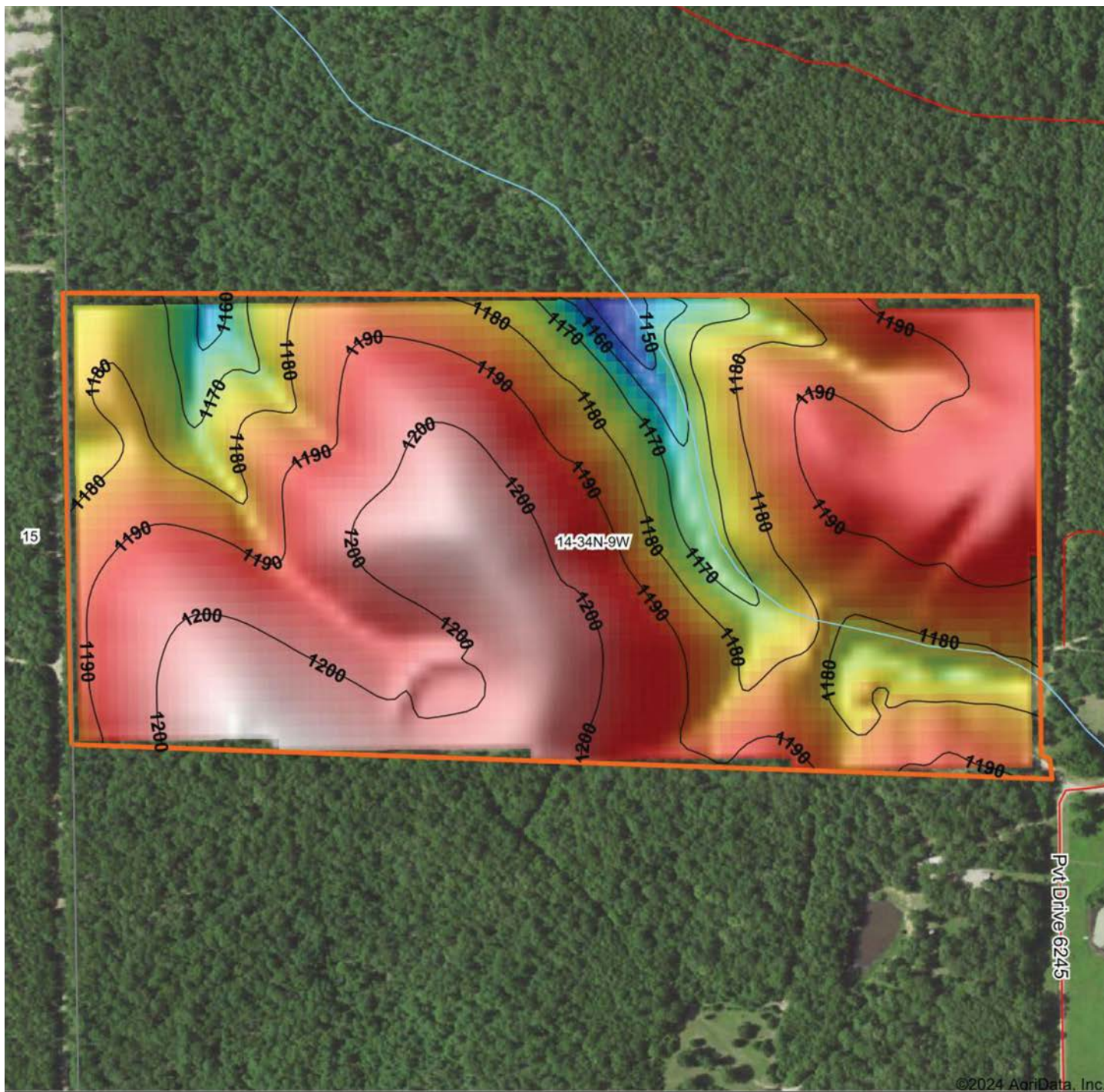


**14-34N-9W**  
**Phelps County**  
**Missouri**

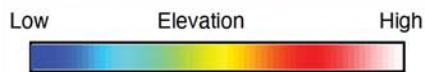




# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,142.9  
 Max: 1,209.4  
 Range: 66.5  
 Average: 1,188.2  
 Standard Deviation: 11.45 ft



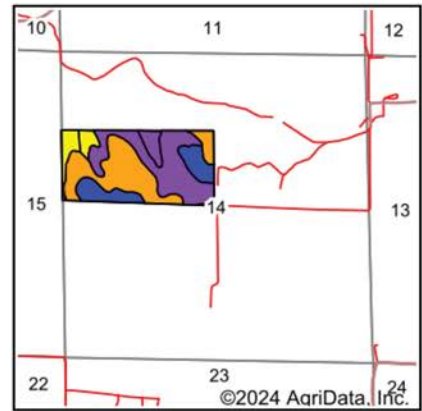
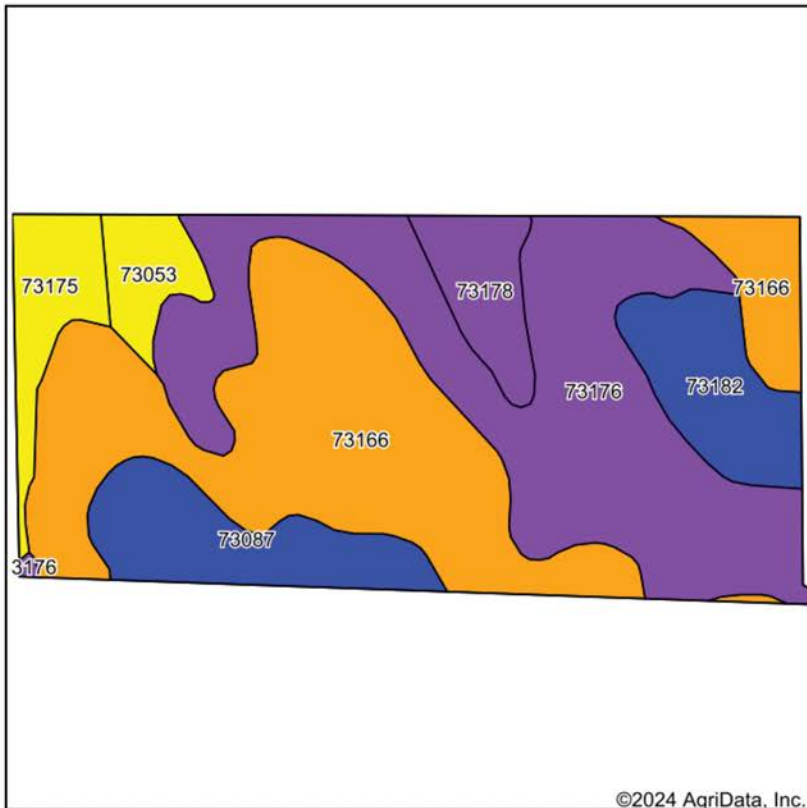
2/22/2024

**14-34N-9W**  
**Phelps County**  
**Missouri**

Boundary Center: 37° 39' 8.38, -91° 53' 39.41

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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# SOIL MAP



State: **Missouri**  
 County: **Phelps**  
 Location: **14-34N-9W**  
 Township: **Spring Creek**  
 Acres: **74.96**  
 Date: **2/22/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO161, Soil Area Version: 27

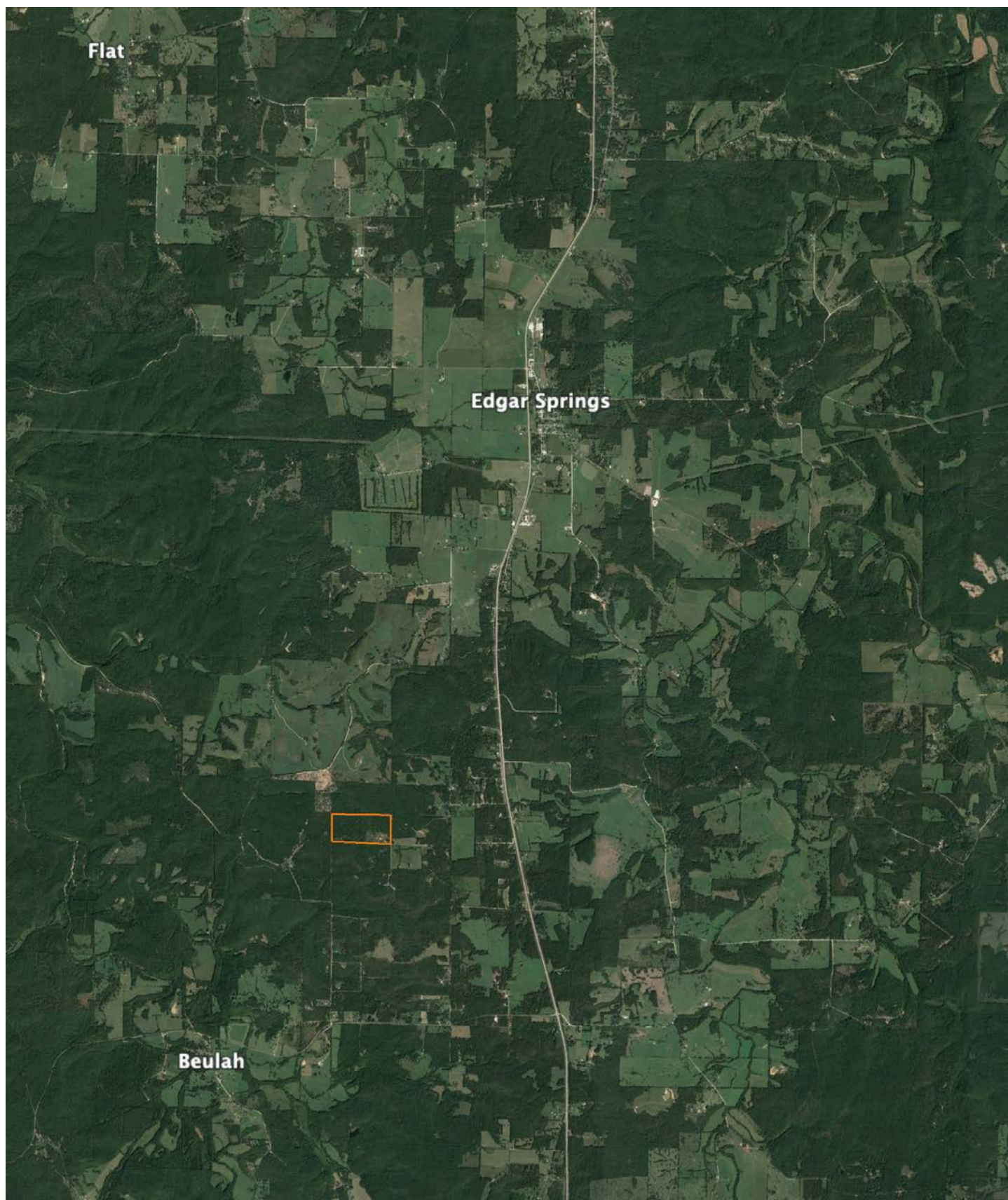
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73166	Viburnum-Tonti complex, 1 to 8 percent slopes	27.28	36.4%		IIle	4	7	6	6	46	44	32
73176	Bendavis-Poynor complex, 8 to 15 percent slopes, stony	25.50	34.0%		VIle	4	6	5	5	43	40	28
73087	Celt silt loam, 1 to 3 percent slopes	6.61	8.8%		IIle	1	5	7	7	50	45	35
73182	Lebanon silt loam, 1 to 3 percent slopes	5.69	7.6%		IIle	3	5	5	5	54	46	41
73175	Poynor-Bendavis complex, 1 to 8 percent slopes	3.74	5.0%		IVle	4	6	5	5	50	43	34
73178	Bendavis very gravelly silt loam, 15 to 35 percent slopes, stony	3.52	4.7%		VIIle	4	6	5	5	9	8	3
73053	Lily-Bender complex, 3 to 15 percent slopes	2.62	3.5%		IVle	4	6	5	5	35	35	21
<b>Weighted Average</b>					<b>4.13</b>	<b>3.7</b>	<b>6.2</b>	<b>5.5</b>	<b>5.5</b>	<b>*n 44</b>	<b>*n 40.8</b>	<b>*n 29.9</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



**KARL WARD,**

LAND BROKER

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**MidwestLandGroup.com**

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