

LAND FOR SALE

# BEAUTIFUL 40 +/- ACRE TIMBER TRACT



PRICE: **\$149,900**  
COUNTY: **PHELPS**  
STATE: **MISSOURI**  
ACRES: **40**



## PROPERTY FEATURES

- Marketable timber
- Electric available
- Deer
- Turkey
- Recreational opportunities
- Hunting opportunities
- Mature and young timber
- 30 minutes from Rolla
- Touches Mark Twain National Forest
- County Road frontage



For more information, contact:

**AUSTIN PHILLIPS**, Land Agent

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**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.  
Licensed in AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.