

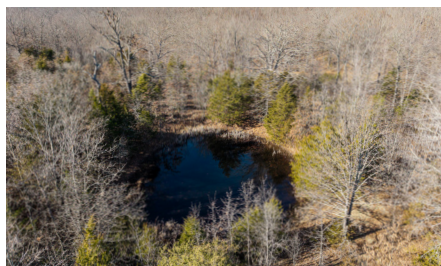
# LAND FOR SALE

## PRIVATE 35.8 +/- ACRES WITH POND & NO RESTRICTIONS



### PROPERTY FEATURES

- 35.8 +/- acres
- No land restrictions
- No utilities
- Quick access to Highway 63
- Perimeter fencing
- Mainly timber
- Long private road
- Many build sites
- Wildlife galore
- 30 minutes to Rolla, MO



For more information, contact:

**AMBER MILLER**, Land Agent

**417.322.6995** | [AMiller@MidwestLandGroup.com](mailto:AMiller@MidwestLandGroup.com)

**MidwestLandGroup.com** BUYERS, SELLERS, AND LAND – CONNECTED

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 AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.



COUNTY: **PHELPS**

STATE: **MISSOURI**

ACRES: **35.8**

