



MIDWEST LAND GROUP
PRESENTS

PHELPS COUNTY MISSOURI

47 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

47 +/- WOODED ACRES WITH TURNKEY CAMPSITE, HUNTING, & HIGHWAY FRONTAGE

Tucked away in southern Phelps County between Salem and Saint James, this 47 +/- acre recreational property offers a unique combination of privacy, accessibility, and improvements that are ready to enjoy from day one. With frontage along both Highway 68 and Highway JJ, the property is conveniently located while still providing the secluded setting you've been looking for.

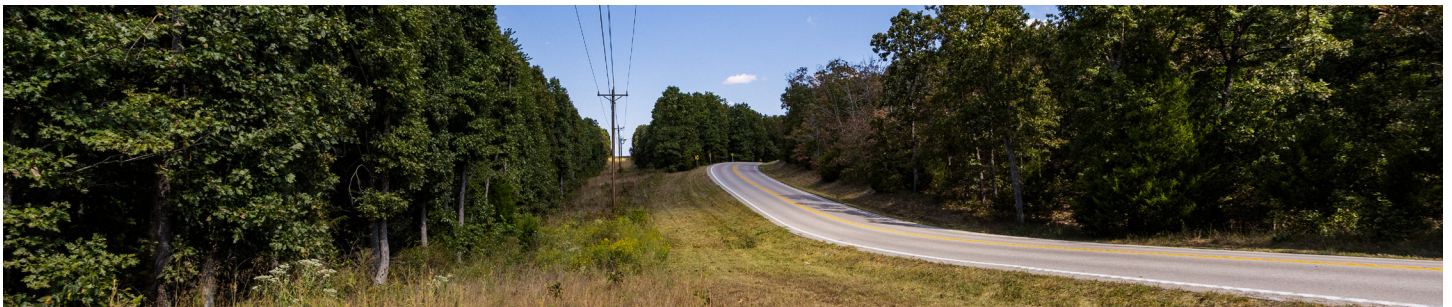
A gated entrance leads into the property and back to a private campsite designed to accommodate the whole family. The campground features four full camper hookups, each with level pads, 50-amp electric service, water, and sewer. A covered pavilion provides the perfect gathering place for cookouts, entertaining guests, or relaxing after a day spent exploring the property. This isn't your average campsite—the infrastructure has already been put in place to create a comfortable and functional recreational getaway.

Two additional outbuildings are equipped with power and offer plenty of storage as they sit, with the potential to be finished into additional cabin or guest space. The

roads, camper sites, and campsite infrastructure are all less than five years old, allowing you to spend your time enjoying the property instead of starting from scratch.

Beyond the campsite, UTV trails wind throughout the 47 +/- wooded acres, providing excellent access for riding, hunting, and exploring. The timber and terrain create quality wildlife habitat, with deer and turkey regularly captured on trail cameras. Whether you're looking for a place to hunt in the fall, ride UTVs on the weekends, or simply escape to the woods, there is plenty here to enjoy.

Location adds even more appeal. The property sits approximately 15 minutes from both Saint James and Salem, while popular outdoor destinations such as Meramec Spring Park are only about 25 minutes away. This puts fishing, floating, hiking, and some of the area's best outdoor recreation within an easy drive. Properties that are this turnkey rarely become available. Call for your showing today!



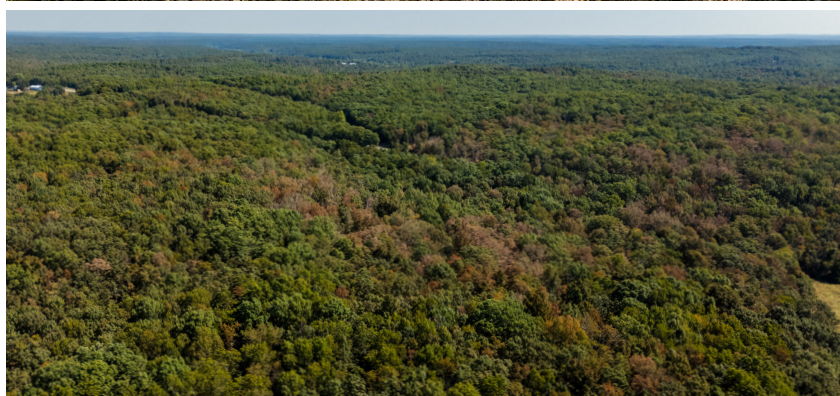
PROPERTY FEATURES

COUNTY: **PHELPS** | STATE: **MISSOURI** | ACRES: **47**

- 47 +/- wooded acres
- Highway frontage on two sides
- Gated entrance with private, secluded campsite
- 4 camper hookups
- 50-amp electric, water & sewer at camper sites
- Covered pavilion for entertaining & gatherings
- 2 outbuildings with potential for additional cabin space
- Established UTV trail system
- Excellent deer & turkey hunting
- Approximately 15 minutes to Salem & Saint James



47 +/- WOODED ACRES



HIGHWAY FRONTAGE ON TWO SIDES



GATED ENTRANCE



SECLUDED CAMPSITE



COVERED PAVILION & OUTBUILDINGS



FOUR CAMPER HOOKUPS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 48' 24.68, -91° 33' 43.83

0ft 1031ft 2062ft



Maps Provided By:



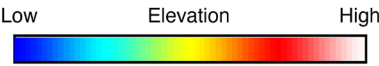
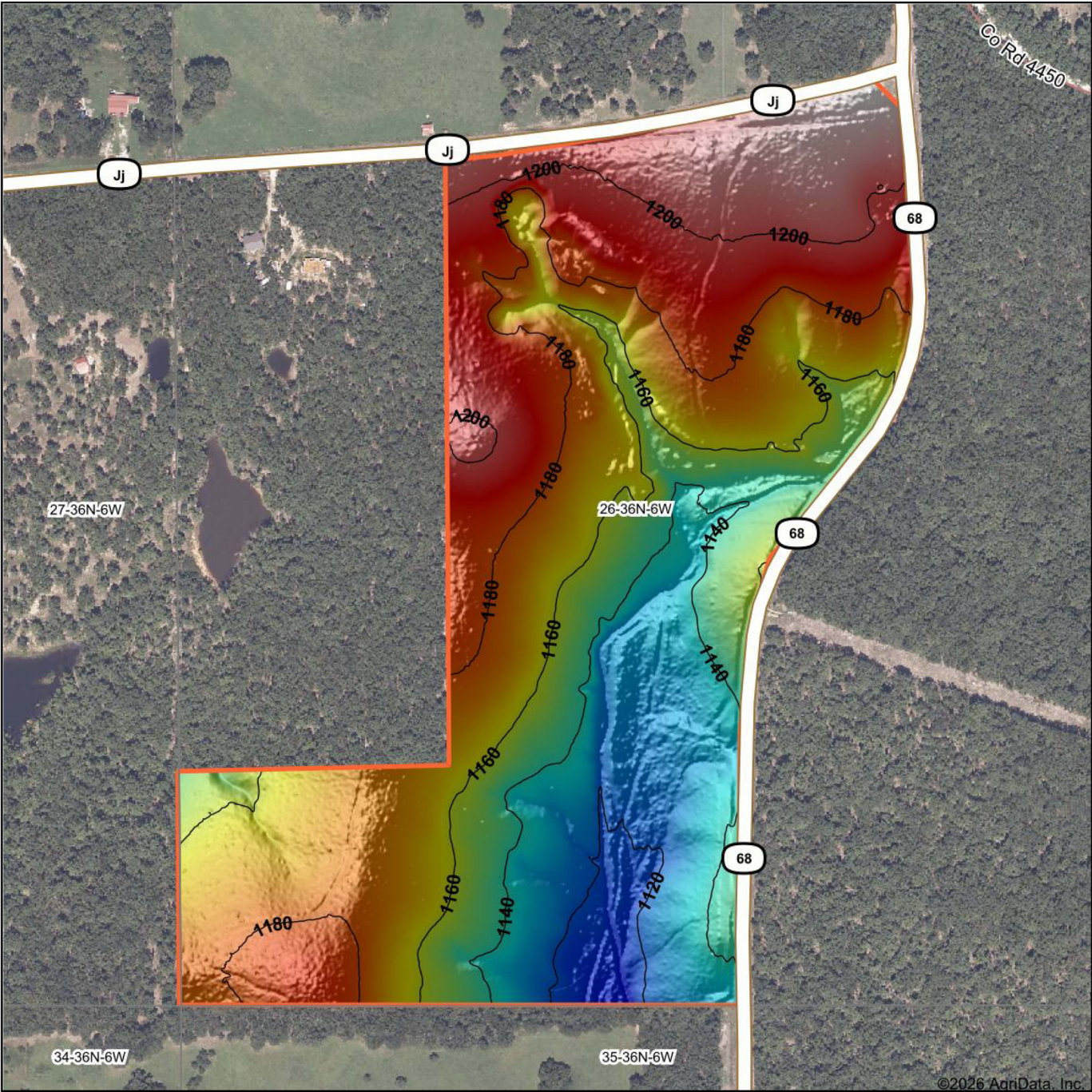
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26-36N-6W
Phelps County
Missouri



9/15/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,109.0
Max: 1,217.3
Range: 108.3
Average: 1,165.9
Standard Deviation: 25.85 ft

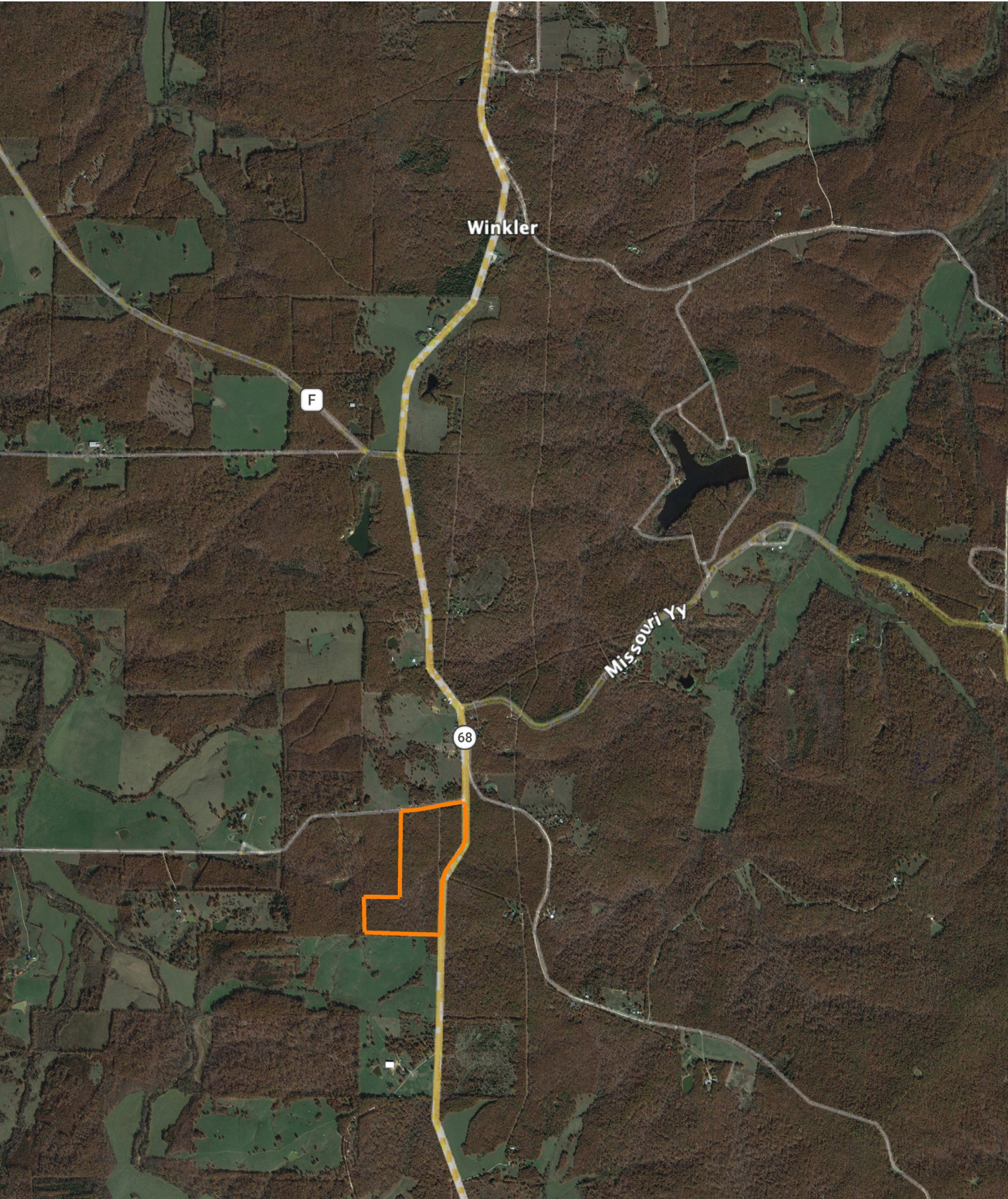
0ft 359ft 719ft



26-36N-6W
Phelps County
Missouri

Boundary Center: 37° 48' 24.68, -91° 33' 43.83

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



BEAU MANTLE, LAND AGENT
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