



X-Treme Country Living

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Specializing in Rural Properties, like yours!

Feature List:

38506 Pin Oak Church Rd, Truxton, MO 63384

- 3 bed, 2 bath - 2349sq ft - COMPLETELY CUSTOM Ranch
- Stocked 3 acre lake – carp, bluegill, crape, bass
- Expansive VERANDA wrapping all sides of the home almost 3,800 sq ft of stained concrete
- Main Floor Laundry
- All Electric Home
- Geothermal – Ground source heating, average utility costs for the past 3 years is **ONLY \$109/month**
- RV Equipped – RV dump, power, water and septic hookups
- Built to withstand 120 MPH winds
- 2x6 Construction skinned in commercial grade metal then foam insulated
- House is wrapped in with insulated fiberglass board over metal siding, fiberglass sheets, mortar then finally EFTS (stucco like material) applied.
- Concrete storm cellar (10x20)
- Wood burning masonry fireplace
- 3.5 acres for pasture, easy to expand to 15 acres – anchor post already in place. Loaded with Fescue, Orchard Grass & Lespedeza
- Authentic light fixtures from Albuquerque, New Mexico
- Water & Electric on both sides of the property
- INCOME – 40 acres currently share cropped average \$3,667/year
- Metal Barn- 80x60 with metal stalls, 15x40 workshop and a detached equipment shed
- Barn has separate 220 amp service
- Commercial grade duck work with interior insulation
- High Speed Internet Available
- Phone/Cable in each room
- Home has been upgraded for the availability of a powerful generator when/if needed
- All the supplies to make a fountain for the lake

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