

# WELCOME TO 21849 STATE HWY 106

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**ADDRESS:** 21849 State Hwy 106, Eminence, MO 65466

**PRICE:** \$825,000

**BEDROOMS:** 5

**BATHROOMS:** 5.5

**LIVING AREA:** 5,300

**YEAR BUILT:** 2007

**MLS#:** 18052328

**SCHOOLS DIST:** Eminence R-1

**TAXES:** \$2,227

**TAX YEAR:** 2017

**HOA FEES:** N/A

## PROPERTY DESCRIPTION:

This gorgeous home on 30+/- acres is the perfect family and vacation property!

Welcome to your Ozark paradise! The only thing prettier than this country home is the setting. Located near the Current and Jacks Fork Rivers in Eminence, MO, there will be no shortage of things to do. The river and spring areas offer swimming, fishing, floating, kayaking and boating. This property offers hunting, hiking and trail riding on ATVs or horses. The delightful town of Eminence is the epitome of apple pie Americana and the perfect retreat for your family and friends.

No detail has been overlooked here! Top notch finishes, built-in appliances, beautiful flooring and custom window treatments abound. The 10-year old custom built home originally sat on 10-acres and the adjoining 20 -acres was added a few years ago. The property is fully fenced, has a small natural spring, and there are several level areas that would be ideal for a future barn or outbuilding.

## PROPERTY HIGHLIGHTS:

- 30 +/- Acres in Shannon County, MO
- Located near the Current and Jacks Fork Rivers
- 11-year old custom built home
- Main floor master bedroom suite
- 5 Bedrooms, 5 Full /1 Half Bath
- 5,300 sq. ft. total indoor living space
- Ranch home with finished lower level
- High-end appliances and finishes throughout
- Public river access 2-miles away
- Town is just a 5-minute drive
- Popular horse trail riding area
- Great home for entertaining or bed & breakfast



## PRESENTED BY:

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