

Expanded description:

Since the 1800's people have been enjoying the peace and quiet of this unique valley setting as they would bring horse and buggy to the area of the Seven Springs Ranch on Sunday afternoons to picnic under the shade trees by the spring fed stream. The 2 large trees are no longer there but you can still enjoy the rock outcroppings, the deep clear pool and park like setting. The stream flowing the length of the property is a wildlife magnet. This unique property sits at the end of a long private drive for total privacy. Included are 2 homes and multiple outbuildings. Although it was most recently used as a private residence, other possibilities for this property are many. A home-based business, family retreat, bed and breakfast, and dude ranch just to name a few.

The main house is an artistically designed 3-bedroom, 2.5 bath log home with a wrap-around covered front porch for enjoying the views and a beautiful stone fireplace. The open design takes advantage of the generous use of windows to provide a well lighted atmosphere. The unique home design offers abundant flex space and can be easily adjusted to meet your specific needs.

One wing is 2 story with a walkout basement. The main floor is open concept with a deluxe kitchen, dining area and living room with stone fireplace. A hardwood floor runs throughout this level. The kitchen offers hickory cabinets and breakfast bar and is laid out well for entertaining. Up a log stairway an open balcony leads to the master suite. You will enjoy a generous bedroom with walk in closet and sitting areas. The jewel of the suite is a beautiful master bath featuring a tile shower and soaking tub under a skylight. Also on the second floor, an unheated room offers abundant storage. Off this room is the access to the 3rd level tower which provides a commanding view of the valley. In the past, this has been known to be used as a convenient deer hunting stand. The lower level of this wing provides a bedroom, another bath, laundry room, storage room and a walkout to the yard.

The second wing is where the flex space shines. This is currently being used as a bedroom, sitting area (with wood burning stove), half bath, office and craft/ hobby areas. In this wing there are 3 insulated garage doors so if desired, portions could also be used for heated vehicle storage. The in- floor heat in this wing makes a very comfortable place to hang out.

If you find yourself needing more space for guests or a bed and breakfast, the guest house is a perfect solution. The "timber frame" constructed cabin has its own outdoor furnace and boiler for heating and it too is constructed for enjoying the valley view. The one bedroom on the main floor is handicap accessible and the loft is great for a sitting room or extra sleeping area. The kitchen and sitting area have a cathedral ceiling that reaches up to the loft. The full bath is handy to all areas of the cabin. As with the main house, this cabin was designed to be flexible as it has an insulated garage door in the largest room in the house. Currently this room is being used as a family room but could be easily modified for garage use.

The outbuildings are varied and offer many possibilities. A jumbo outdoor wood furnace offers the option of heating the main house and a large insulated shop. This shop has a

garage door on both ends and a sitting area, bathroom and kitchen for employees or quick lunches. Attached to the shop area are several more 3 sided sheds that could be used for all manner of covered storage or livestock. Other outbuildings include a 2-story log barn with stalls and a 1 story shed both of which would be perfect for livestock.

This unique 94.4 acre surveyed property is located at the end of a private road so traffic is minimal. Wooded hills with long range views overlook this amazing valley. Access to the 58 m/l wooded acres is available by ATV, 4X4 or horse using the existing trail system. 28 m/l acres of fenced pasture accommodate your ag needs. Some of this was tilled in the past and likely could be tilled again. Furnace Branch flows approximately $\frac{3}{4}$ of a mile on the property. Although it isn't a rated trout stream, it has been known to have fish. In any case, it can provide good pasture water and fun for kids of all ages.

The local area also has much to offer. The nearby village of Cassville has plenty of options for shopping, dining and services. The Mississippi River is just minutes away and is ideal for fishing, pleasure boating, water skiing, waterfowl hunting or just exploring in a canoe or Kayak. The Gov. Nelson Dewey State park provides 756 acres to explore and the local historic sites are fascinating. Don't miss out on this fantastic property. Set up your showing today.