

Please Take With You

In the Spring of this year at the beginning of the pandemic we found ourselves in the position of being able to purchase this beautiful acreage just outside Kansas City. The sellers were motivated and we were among the few people looking to buy anything at that time. As a result, we were able to purchase the property at a bargain price for much less than the seller was originally asking.

By the time we closed on the property the market had completely swung back around and we found ourselves with a completely new situation. Then we got the news that an excellent employment opportunity had opened in Columbia and there is no way we could turn it down. So after just a few months in this gorgeous property we are sadly going to have to leave it. We wish we could take it with us.

We had meant for it to be our forever home, and immediately began several repairs and upgrades. We completely refurbished the deck, had radon mitigation installed, fixed repaired and replaced fencing in the pastures, added a new charger to the electric fencing, improved the trail system, mowed and improved the pastures, and did multiple other improvements before we got news of this new opportunity.

So now that we have made the investments to bring it up to its current level let us tell you what we love about living on this property and why it's going to be so hard to leave. The first thing is the location. We have excellent access to the city on great roads with easy access to I-70. We can be downtown, at the stadiums, or shopping in just minutes.

The house itself sits on a beautiful high spot overlooking the creek valley of Turner Branch and Sni-A-Bar creek. The northern and eastern borders of our property are actually the creek itself. We have made great use of that creek as there is an easy to use trail system that goes from our house along the creek all the way back to where Turner Branch joins Sni-A-Bar creek.

The trail is wide, and can be used for walking, riding an ATV, or trail rides with horses. This trail is over $\frac{3}{4}$ of mile long and winds itself through shady old growth timber, borders our pastures, and ends where Sni-A-Bar presents us with a pool deep enough, and wide enough for fishing and picnicking. Be sure and experience this trail when viewing our property. Just go out the front door and turn right outside the fence. You can't miss it.

The balance of our land inside the borders consists of a rise at the SW corner of the property where our home and outbuildings sit above the valley. One of our great joys are the views we get from that location. We see spectacular sun rises. We watch wildlife including deer, turkey, hawks, fox, and waterfowl as they use the valley floor, and the timber. We have especially enjoyed watching a doe and her two fawns as they have grown up this year.

One of the great things about our house are the several areas we can use to enjoy those great views. This house was designed to make the beautiful surroundings part of everyday life whether we are inside or not. We can see the valley floor from our Master Bedroom, from the picture windows in our living room, while sitting in our 3-season room, and from our deck. We can even enjoy the views while sitting at our table enjoying meals.

The valley is more than just beautiful it is also productive as it's divided into two pastures so our horses and miniature donkey can graze while we watch them. Ours is an excellent horse facility as the pastures are divided and fully fenced and cross fenced. The fencing allows our horses to peacefully graze on the lush grass without us worrying about them wandering into the creek. We have a barn and corral to allow us to work with them and house them when necessary. The barn area has automatic frost-free waterers for our horses, and plenty of space for stalls to be easily installed.

We also have two additional outbuildings including 40x30 workshop with a concrete floor, electricity and nearby water, a 40x20 RV Garage with extra high doors for easily parking an RV, including a drain for emptying the RV of water and waste, and we have 30x20 equipment lean-to for keeping our equipment safe and out of the elements.

The house itself is our perfect dream come true. In addition to the spectacular views of the valley we've already mentioned, the house is a ½ story home with a finished walk out basement. We have a spacious master suite on the first floor, an open floor plan for our dining kitchen area, a first floor laundry, and easy access to our sunroom and deck so we can enjoy this beautiful property no matter what the season.

There are so many unique and enjoyable features of this property that we can't possibly list them all, but here are some we enjoy daily. In the master suite the bathroom has a skylight, that gives you so much natural light it's refreshing. And talk about refreshing you will really enjoy the multi-function shower panel.

All of our kitchen cabinets have pull out drawers. If you've never had pull out drawers you can't believe how handy this is. There is a stone fireplace in the living room which along with the picture window overlooking the valley, and the cathedral ceiling makes for a stunning impression when entering the home. We also have an office on the main floor just inside the entrance for easy access if you are working from home, like so many are doing these days.

Upstairs are 2 more bedrooms including a 15-foot closet, and another full bathroom. Downstairs in our walk out basement. We have over 1000 sf of finished living area including our carpeted recreation room, wet bar, game area, bathroom, and access to the patio. The unfinished area downstairs includes a lot of storage area including built in shelves. The extra room downstairs could be easily converted into yet another bedroom if desired.

Since we just recently bought the property all of the inspection reports for the entire house, septic system, outbuilding, and termites are available for your review. All the necessary repairs have been completed. This property is move in ready.

When looking for a property like ours most people have to make compromises. We didn't have to compromise anything when we purchased this property. It's the perfect combination of location, features, and scenery, and to think all of this is so close to everything makes us sad to think about leaving it. It was to be our forever home, but an opportunity we can't pass up, are forcing us to leave. We hope it will be your dream come true, and you can make it the forever home we wanted for ourselves.