



**T R O P H Y**  
 PROPERTIES AND AUCTION  
 LAND | RECREATIONAL | RESIDENTIAL

# WELCOME TO 525 HWY Y

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com

**PRICE IMPROVED**



**ADDRESS:** 525 Hwy Y, Winfield, MO 63389

**PRICE:** \$550,000

**BEDROOMS:** 3

**BATHROOMS:** 2/1

**LIVING AREA:** 5,400

**YEAR BUILT:** 2017

**SCHOOLS DIST:** Winfield R-IV

**TAXES:** \$2,348

**TAX YEAR:** 2021

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- 8.3 Acres in Winfield, MO
- 5,400 sq. ft red iron building built in 2017
- 1,800 sq. ft of living space
- 2 Bed, 2.5 Bath, and Office that could be a third bedroom
- 200 sq. ft suspended concrete and iron patio
- 3,600 sq. ft two-bay shop
- Shop has concrete floors and is insulated and air conditioned/heated
- Large circle gravel drive around home
- Incredibly secure building, perfect for home and commercial use
- 25' deep stocked pond with dock

**PROPERTY DESCRIPTION:**

Custom-built home/shop on 8.3 ac. Excellent setup for luxurious comfort, an attached workspace for business needs, & place to store vehicles/toys! Red iron building is 5400 sf, w/ 1800 sf of living space, 3600 sf 2-bay insulated & air-conditioned shop. 2 bed/2.5 bath home w/ office that can be an extra bedroom. Master suite w/ walk-in closet & master w/ double sinks, whirlpool tub, & walk-in shower. The home is incredibly secure. Each room has a fire escape door that locks from the outside. The building comes w/ security & camera system. Open living room & kitchen area w/ natural light from the large windows & walk-out patio area. Garage door on patio can be lowered over the windows to fully lock down the home. Generac 21kW Backup Generator LP system & a 500-gal Propane tank. 3600 sf shop w/ 2 bays, a/c, concrete floors, & break room. Stocked pond & dock. Perfect "mixed-use" home, great full-time residence, weekend retreat, or duck camp for your nearby waterfowl hunting property!



**PRESENTED BY:**

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