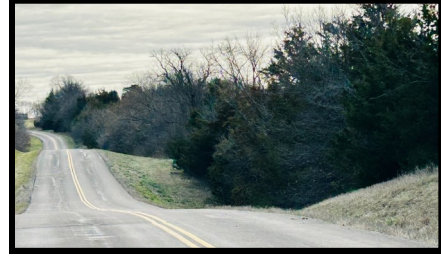


Beautiful Home with 80+ acres

22783 State Hwy DD. Gallatin, MO 64640



COUNTRY LIVING AT ITS BEST!
**Beautiful Brick Home, with
machine *and* utility sheds.**



Home: 3,000± sf two story BRICK home with 4 bedrooms and 2 baths. Attached two-car garage, NEW appliances with *custom* kitchen cabinets, two fireplaces, oversized bedrooms with plenty of closet space, living room and formal dining room. Includes an estimated 40' x 60' machine shed and a utility shed.

House: \$550,000.⁰⁰

80± ac: \$8,650/ac



Gallatin R-V School District.

Land: Terraced and tiled, 2 ponds, hunting, timber, and row crop!



Directions: From Gallatin, West on Hwy 6 to Hwy DD. North on Hwy DD 2 miles. Property is on West side of road.



Enterprise Realty & Auction, LLC

121 E. 4th St.

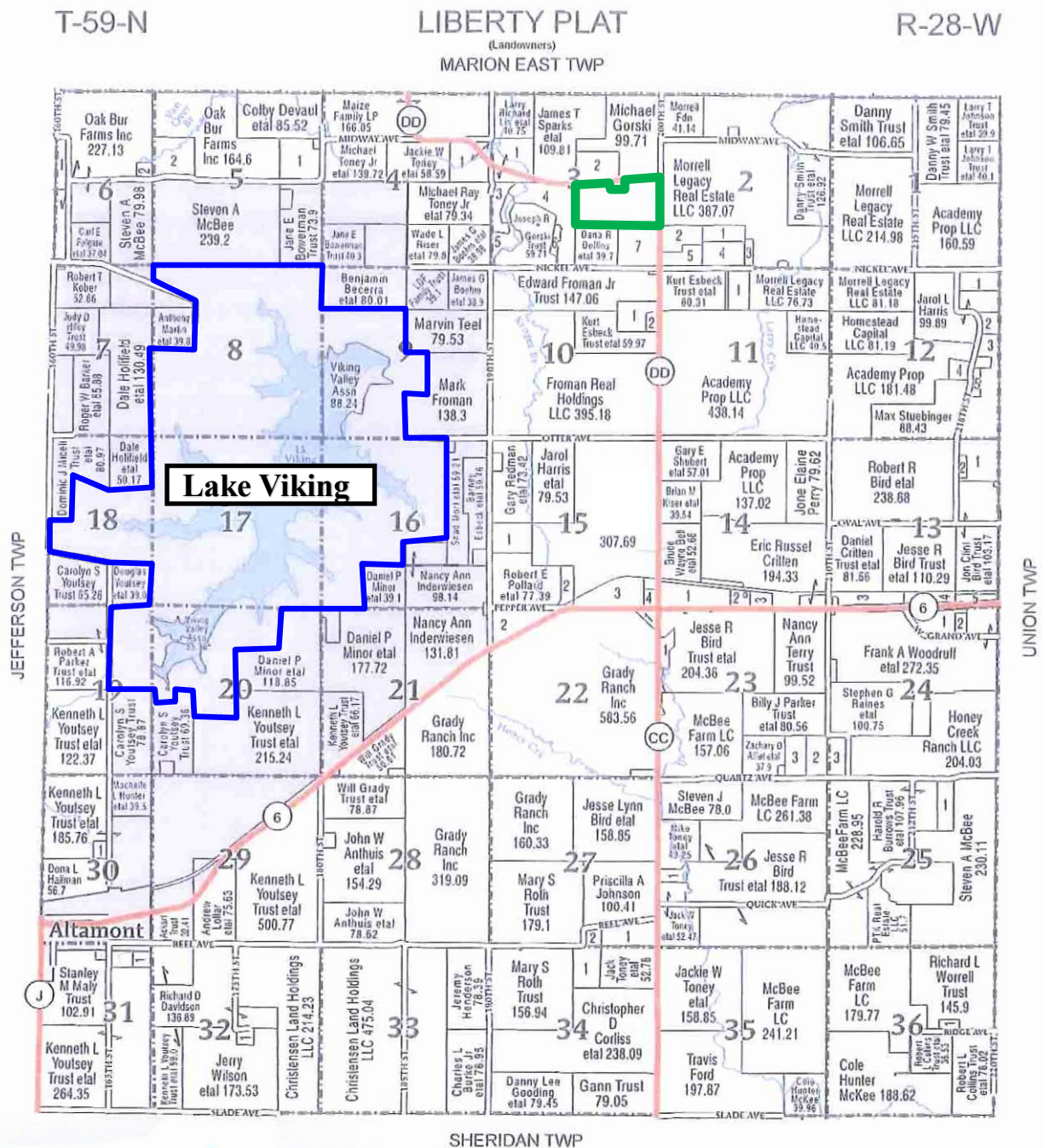
Maryville, MO 64468

Phone (660) 582-7160 Fax (660) 582-7162

property@entrealty.com www.entrealty.com

Beautiful Home with 80+ acres

22783 State Hwy DD. Gallatin, MO 64640



Enterprise Realty & Auction, LLC

121 E. 4th St.

Maryville, MO 64468

Phone (660) 582-7160 Fax (660) 582-7162

property@entrealty.com www.entrealty.com

Beautiful Home with 80+ acres

22783 State Hwy DD. Gallatin, MO 64640



Enterprise Realty & Auction, LLC

121 E. 4th St.

Maryville, MO 64468

Phone (660) 582-7160 Fax (660) 582-7162
property@entrealty.com www.entrealty.com

Beautiful Home with 80+ acres

22783 State Hwy DD. Gallatin, MO 64640

PROPERTY INFORMATION FORM

OWNER: Froman Real Holdings, LLC.

PROP. ADD: 22783 State Hwy DD Gallatin, MO 64640

PHONE: (816) 695-0676

PRICE: \$ _____ Est. Sq. Footage: 3,000+/- Subdivision: _____

Schools: Gallatin R-V

Zoning: Rural Flood Plain: No Possession: ASAP

Construction: Brick

Roof: Asphalt Foundation: Concrete/Block Basement: Partial

Heating: Electric

Cooling: Central Taxes: \$1,189 +/- Utility Costs: unknown

Other: _____ Year Built/Age: 1900

KITCHEN

Cabinets: Custom
Oven/Range: Frigidaire
Exhaust Fan: Frigidaire / Microwave
Dishwasher: GE
Disposal: Yes
Compactor: no
Refrigerator: Yes
Other: _____

GENERAL INSIDE

Carpets: no
Drapes/Rods: no
Closets: 6
Storm Windows: Yes
Screens: Yes
Water Heater: Yes
Humidifier: no
Central Vac.: Yes, 2-units
Attic Fan: no
Other: Water softener, new vinyl flooring

GARAGE/YARD

Lot Size: 40+/- acres
☒ Garage ☐ Carport 2 Car
Opener: Yes
Porch: Yes Deck: _____
Patio: Concrete
Outside Lights: Yes
T.V. ☐ Antenna ☐ Cable ☐ Satellite
Receptacles: no
220-V Electric: Yes
W/D Connect: Basement
Insulation: Yes
Other: Breezeway

GENERAL OUTSIDE

Street: Black top
Sidewalks: Yes
Water: Yes - Rural
Gas: Yes
Propane: No
Lease/Own: Own
Sewer: Lagoon
Handicap Access: No
Other: _____

Extra Features:
2 ponds, 2 Fireplaces
New bathroom fixtures/ tile flooring (both)

Outbuildings: 40' x 60' Machine Shed and Utility Shed
New Siding 2024

ROOMS

Living
Dining
Kitchen
Breakfast
Bath
Bath
Bedroom
Bedroom
Bedroom
Storage
Utility
Family Room
Rec. Room
Den
Fireplace
Other: _____

BASEMENT

Yes
Yes

MAIN FLOOR

Yes
Formal
Custom Cabinets
1- Shower (no tub)
w/ Fireplace
connected to Kitchen
1- Family Room
Custom paneling- family room

UPSTAIRS

1- Dual Sink, tub/shower
Primary w/ Fireplace
Primary w/ Walk-in Closet
2
Yes- Hall Closet
Yes- Upstairs Furnace
1 (upstairs, no closet)
1- Primary
4th Bedroom w/ walk in closet
Built in bookshelf

DIRECTIONS: West of Gallatin, MO on Hwy 6, approximately 1.5 miles. Turn North on Hwy DD approximately two miles. House sits on the SW corner at the intersection of DD & Kodak Rd. where DD turns back west.

Information contained herein deemed reliable but not guaranteed. Figures and measurements are approximate.



Enterprise Realty & Auction, LLC

121 E. 4th St.

Maryville, MO 64468

Phone (660) 582-7160 Fax (660) 582-7162

property@entrealty.com www.entrealty.com