

WELCOME TO 1163 STATE HWY AA

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PRICE IMPROVED



ADDRESS: 1163 State Hwy AA, Fair Grove, MO 65648

PRICE: \$357,400

BEDROOMS: 3

BATHROOMS: 2

LIVING AREA: 2,779 sq. ft.

YEAR BUILT: 1939

SCHOOLS DIST: Fair Grove

TAXES: \$537

TAX YEAR: 2023

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Charming 3 bed/2 bath farmhouse
- Master suite
- Main floor laundry
- Full Basement
- Attached 2 car garage
- 5± acres to homestead
- Large Barn/shop
- Small shop/old milk parlor
- 15 minutes from Springfield
- Fair Grove School District

PROPERTY DESCRIPTION:

Situated just North of Fair Grove 15 minutes from Springfield Mo. You can find this charming 5-acre farm that offers a perfect blend of rural quietness, modern conveniences, and within the Fair Grove School District. The quaint 3-bedroom, 2-bath farmhouse with rustic charm was once the original farm house for a much larger parcel. It is equipped with a spacious master suite; well-appointed main floor amenities complete with washer and dryer for utmost convenience. The full clean basement is where you will find the HVAC system, water heater, pressure tank, and ample storage space among many other things.

The attached two-car garage ensures your vehicles are protected year-round, if this the basement and garage isn't enough space, in addition to the quaint farmhouse, the property boasts a large barn suitable for various agricultural endeavors and a small shop/old milk parlor, which presents a



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unique opportunity to create a cozy man cave or hobby space. The barn is armed with 200 amp service, a large garage door, & entry door all under metal trusses. The concrete short wall that would make it easy to pour a concrete floor.

The expansive grounds offer endless possibilities for gardening, raising animals, or simply enjoying the peace and beauty of rural life. This farm is not just a place to live, but a place to grow and thrive, providing a perfect setting for those looking to embrace a home-steading lifestyle in a picturesque and convenient location.

