

80 Acres m/l mostly open, gently rolling pasture with scattered trees and one wooded corner
¼ mile Highway W frontage
3 ponds - 2 stocked (catfish, bluegill, goldfish in one)
Pipe Fencing, Total Fencing, new fence along road basket weave with barbed wire on top
4 front paddocks with shelters and water
2 hayfields
Each area has water access or pond
Multiple water hydrants throughout the property

House: 3500 sqft m/l - all one level with exception of slight step-down in family room
Living room with stone fireplace, wet bar
Kitchen with big kitchen bar and work space, lots of cabinets, dishwasher, disposal, compactor, oven, convection oven, electric cooktop
Dining Room
Office
Family room with beautiful stone fireplace
Mud room off garage with half bath laundry area
3 Bedroom, 3 ½ Bath
Large master suite with BIG full bath, walk-in shower, tub, walk-out porch
Large second suite with full bath
3rd bedroom with full bath with shower
Linen or storage closet
Vacuum Closet
Central Vac set up - not used
2 furnace heat pumps
Primarily stone exterior
Metal roof
2 car attached garage
Awesome outdoor lighting
Landscaping - banana trees, magnolias
Walk-in storm shelter
Above ground pool
Regularly termite treated
Generator disconnect at pole 50 amp plug
Underground utilities
Well has newer pump and casings
Asparagus bed, apple/peach/pear trees
Fiber network to property

Buildings:
Large stone well house with storage

Dog Building with runs that is ½ for dogs, ½ for storage
Garden shed with electric and water hydrant

Horse barn 137x47 stone walls
Wash Rack
BIG tack room
Work area with benches
Metal vet stock
Bird brooders space or holding pen
9 - 22x11 stalls
5 - 11x11 stalls
Loafing stall at end of barn
End of barn has more stalls and there is room for additional stalls
Feed area with cabinets
Back paddock end of barn
Breeding hitching post
Alley to more paddocks

30x20 Loafing shed

Machine Shed pull-through with power, water and lean-tos on both sides

60x80 indoor riding arena, corral, round pen and 14 ft equipment overhang

Bird area:
2 coops and guinea shelter
Grain room
Each pen open to the next
2 water hydrants

Abundance of wildlife - hunt shack near the wooded area

3 ½ miles to Grand Gulf State Park
2.2 miles to Thayer City Limits
5 miles to Mammoth Spring State Park
1 hour to Eminence, MO

Horse Farm
Equine Facility
Veterinary Clinic potential

