

**4117 77th**  
**Bolivar, MO 65613**



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**MLS# 60300049**



**\$1,300,000**

**7 Bedrooms | 4 Bathrooms | 4,000 Sqft**

Some properties don't just sit on land - they tell a story. A story of quiet mornings, wide-open skies, and the kind of freedom that only comes with owning your own stretch of earth. Welcome to 4117 S 77th rd-- 77 picturesque acres of possibility nestled right on the outskirts of beautiful small town Bolivar, Missouri. The main home features two full kitchens, two laundry rooms, a walkout basement, quartz countertops, a pantry, and a wood-burning fireplace, along with a wrap-around covered deck, offering front row seats to soak in the breathtaking sunsets from your own private hot tub. After the professional pictures were taken, all of the flooring on the main level was updated to LVP. This property offers 77 acres (no zoning) with fenced and cross-fenced land, three ponds (one stocked with fish), and a gated entrance. This is also a very serious wildlife property with first class turkey and deer hunting. A 30x50 heated/cooled shop provides ample equipment storage and workspace for hobbies or business. A second home, The Cottage House, with its own well, electric, and sewer, offers rental income or even more space for guests/in-laws. Whether you've always dreamed of starting a small farm, raising horses, multi-generational living or just living life at a slower, more intentional pace, this is your invitation to begin. Dishwasher, Free Standing Stove: Electric,



**Robin Kramer**

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Keller Williams

For full listing details, please scan:

