

1466 Blackwell Ferry
Kirbyville, MO 65679



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MLS# 60304624



\$849,900

5 Bedrooms | 4 Bathrooms | 3,693 Sqft

Rare opportunity to own this one-of-a-kind property on 15 acres spread over two parcels. Whether you dream of a private retreat, multi-generational living, or a working homestead, this property has it all. Every detail was meticulously thought out. Over \$30,000 in road and rock work including 2 culverts, graveling, grating, and an upside ditch refuge. An upper second home site has already been cleared with breathtaking mountain views. A fully enclosed 7k sq ft irrigated garden in place along with an 18x9 greenhouse on rock base w/60-amp circuit. There is a producing orchard with apples, pears, plums, peaches, pomegranates, figs, and apricots. Two functioning pastures freshly seeded and organically managed with permaculture practices, 300+ ft of hardened pasture fencing w/wood gates, full RV hookup, chicken coop, and optional livestock that can convey. There is front and back refinished decking for those beautiful lake views and private hiking trails to caves, creek, and lake for adventure seekers. This property conveniently backs up to Army Corps of Engineer land for added privacy. There is a partially finished basement that is fully heated and cooled, John Deere garage, and the home provides a huge tornado shelter/cellar. Updates include a whole-home dehumidifier, brand-new AC upstairs, new refrigerator, new Kitchen



Windy Burt

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Real Broker, LLC

For full listing details, please scan:

