

**30890 JJ Highway**  
Cole Camp, MO 65325

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REAL ESTATE 

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**MLS# 3583033**



**\$429,900**

**4 Bedrooms | 3 Bathrooms | 1,596 Sqft**

Spacious country living on 40 acres! This well-maintained 4-bedroom, 3-bath home with a walkout basement offers a wonderful open floorplan, large rooms, and tasteful finishes throughout. Recently refreshed with attractive touches, the home is move-in ready and designed for comfort. Step out onto the back deck to enjoy peaceful views of wildlife and open fields. A 30x48 shop with pull-through doors provides ample space for tools, toys, or equipment, complemented by a 30x20 carport for everyday parking. The land is approximately 95% timbered, with multiple trails winding through the property and leading to a beautiful pond. It's a prime setup for ATV riding, recreation, and is truly a hunter's paradise with abundant turkey and deer. Conveniently located off a state-maintained highway, this property is just 10-15 minutes from the heart of Cole Camp and an easy commute to Sedalia. For out-of-state buyers, it's also close to Truman Lake and the Lake of the Ozarks, making it an ideal retreat or full-time residence. Whether you're seeking a family home, recreational getaway, or hunting property, this 40-acre gem delivers space, privacy, and opportunity.

**Brandon Martin**

Reece and Nichols Golden Key Realty

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