

1986 County Road 504
Gainesville, MO 65655

LakeExpo
REAL ESTATE

Powered by lakefrontexpo.com

MLS# 60312146



\$999,999

5 Bedrooms | 3 Bathrooms | 3,720 Sqft

FARM & INCOME PROPERTY ON 118+/- ACRES Just minutes from Gainesville, Missouri, this exceptional 118+/- acre property offers the rare combination of a spacious home, productive farmland, and an established income-producing business (available to purchase separately). The 3,720 sq ft modular home sits on a full finished basement and features 5 bedrooms and 3 bathrooms, providing ample space for family living or hosting guests. Inside, you'll find a mix of hardwood, tile, laminate, and carpet flooring, custom cabinetry, large windows overlooking the land, and a cozy wood-burning fireplace. The home is designed for efficiency and comfort with a wood-burning furnace that heats both the home and water, along with a radiant floor heating system. A durable metal roof adds peace of mind. Outdoor living is a standout feature, with an above-ground pool and expansive wraparound deck that connects directly to the home, perfect for entertaining or relaxing while taking in the views. A one-car detached garage adds convenience. The land is fully fenced with some cross-fencing and is currently being used to run beef cattle. The property features Lick Creek frontage, two wet-weather creeks, and two ponds, one of which is stocked with catfish, bass, and bluegill. Multiple steel-framed outbuildings are in place, including a shop, barn, and open steel



Jordan Reed

Phone: (417) 280-1701

United Country-Cozort Realty, Inc.

For full listing details, please scan:

