

13038 Minnie Ball
Nevada, MO 64772



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MLS# 60314341



\$242,900

2 Bedrooms | 2 Bathrooms | 1,363 Sqft

Welcome to this truly special 2-bedroom, 2-bath bungalow set on 9.64 picturesque acres in Vernon County, just outside Nevada, Missouri. Built in 1910 and thoughtfully completely remodeled on the interior, this 1,363 sq ft home beautifully blends modern updates with timeless character. The home has been extensively updated, including new windows, new siding, and new patio doors installed last summer, along with all new flooring throughout. Inside, you'll find fully renovated bathrooms, modern finishes, and a bright, clean design while still preserving the charm and history of this classic home. Outside, the setting is peaceful and private. The land is dotted with mature pecan trees and offers a wonderful sense of seclusion and natural beauty. The Marmaton River is adjacent to the house and barn and runs along the property line, providing excellent access for fishing, wildlife watching, and duck hunting. While the river is not visible from the home due to mature trees, it lies just beyond the barn and adds outstanding recreational value to this property. One of the most remarkable features is the historic brick barn, measuring 26 x 42, with an attached shed 42 x 22. With walls nearly three bricks thick, this incredible structure offers unmatched character and endless possibilities. Enjoy relaxing on the spacious deck and taking in the serene acreage and



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