

**173 Church**  
Bradleyville, MO 65614



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MLS# SOM60318486



**\$75,000**

**3 Bedrooms | 2.5 Bathrooms | 1,256 Sqft**

Calling all investors! This home is ready for someone to invest some sweat equity & their own finishing touches! This 3 bedroom & 1.5 bathroom home is located in Eastern Taney County in the small town of Bradleyville. There have been some updates recently including a new roof in 2021, a new septic system in 2022, a new dual water heater system was installed in 2023 & the flooring has been updated in some of the rooms as well. The living room features a brick wood burning fireplace & patio doors that lead onto the back deck. The home also has an attached 1 car garage. Branson is a 40 minute drive, Ava is a 30 minute drive & Springfield is roughly an hour drive away as well. Bull Shoals & Taneycomo Lakes are less than 30 minutes away & Table Rock Lake is approximately 45 minutes away for those that spend their time on the water. The Bradleyville area is surrounded by Mark Twain National Forest in nearly every direction & offers some of the county's best hunting & hiking opportunities with many walk in or drive in areas less than 5 minutes away from the home. Don't miss your opportunity on this handyman special as an investment or a home to update & live in. This one will sell quickly!



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