

22480 1750 Road
Fair Play, MO 65649



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MLS# SOM60300616



\$585,000

3 Bedrooms | 3.5 Bathrooms

This great almost 12 acre property is conveniently located less than a 1/2 mile West of Hwy 32 between Stockton and Fairplay. The property features a 40'x120' main insulated building with smooth concrete floors, large overhead and sliding doors, office, kitchenette, customer restroom with dedicated septic and ductwork for HVAC. The attached 2500square foot living quarters is spacious and recently updated and offers new LG appliances including Washer and Dryer, Quartz counters, new cabinets, LVP flooring, custom build master shower with soaking tub, cedar closets, large living spaces and below grade storm shelter accessed by family room. The master bedroom has a great deck for enjoying the views of the pond located south of the living space. Adjacent to the main building is a 30'x100' three sided storage or equipment building for plenty of storage space. Underground electricity supplied by Sac Osage Electric Coop. The 3/4 of an acre driveway and parking pad is layered with rock and ideal for parking heavy equipment. New fencing surrounds the property along with automatic waterer makes the property great for a small number of horses or livestock.



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