

**4390 Uu**  
Elkland, MO 65644



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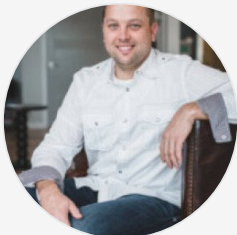
MLS# SOM60316372



**\$469,000**

**3 Bedrooms | 2 Bathrooms | 1,427 Sqft**

Finally, here it is! 34 ACRES | 2 PONDS | 1 SPRING | CREEK | FRUIT TREES | 3 BEDROOM - 2 BATH HOME. Established homestead that is up and running. Enough room for all of your animals with a high yielding hay field. Picture this: As you pull into the property you notice the multiple fruit trees that are currently producing! A large shop with concrete, electric and a lean-to for extra space. Next is a spacious chicken coop for your flock to call home. As you stroll through the beautiful property enjoying nature you notice 1 of 2 ponds. Further down the trail you come upon a patch of lush blackberries ripe for the picking. Standing at the 2nd pond you will be wishing for a fishing pole curious to see what a cast would come up with. Wandering down the path you come across a small spring that is trickling out of the ground and continues down the hill. Following the stream leads you to the bottom field and a beautiful creek. Nothing beats the sound of the water cascading over the rocks. As you look around you are in a grove of mature walnut trees. In sight is a of a field of wildflowers! Bees, butterflies and wildlife galore! The home and other shingled structure(s) feature a new roof installed in 2024! HVAC is approximately 5 years old. Freshly painted throughout. Large window in the living room provides a perfect sightline to enjoy the view.



**Michael C Hancock**

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Coming Home Real Estate

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