

**19670 1700th**  
Fair Play, MO 65649



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MLS# SOM60319357



**\$735,000**

**3 Bedrooms | 3.5 Bathrooms**

Welcome to your private 58-acre retreat in Fairplay, MO--just 5 minutes from Stockton Lake. Spend your mornings hunting on your own land and your afternoons fishing one of the area's most popular lakes. This property is set up beautifully for horse enthusiasts, featuring a 100x55 barn with an indoor riding arena, plus a 120x60 outdoor arena. The barn includes 8 stalls, a tack and feed room, cross-tie area, and an outdoor wash rack--ready for daily use or serious training. Approximately 8-10 acres are fenced, with an additional 22 acres in hay production. The west boundary adjoins Corps land, offering added privacy and recreation, while a year-round creek and natural spring enhance the property's landscape. A 2,400 sq ft shop provides excellent storage with concrete floors, two overhead doors, and an additional RV-sized door--ideal for equipment, trailers, or hobbies. The home offers 2,016 sq ft of living space with 3 bedrooms, 2.5 baths, two dining areas, and a cozy wood-burning stove. An unfinished basement includes a pellet stove and storm shelter for added functionality and peace of mind. Additional features include kennels with electricity, multiple lean-tos, and a large hay barn--everything you need for a working farm or recreational retreat. If you've been looking for a property that blends privacy, functionality, and outdoor lifestyle--



**Tonya Murfin**

Phone: (417) 827-1405

Southwest Missouri Realty

For full listing details, please scan:

