

23460 824th
Humansville, MO 65674



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MLS# SOM60319362



\$399,900

3 Bedrooms | 2 Bathrooms | 2,120 Sqft

HOBBY FARM, HOMESTEAD, OR PRIVATE PEACEFUL RETREAT - PRICED TO SELL! Don't miss your opportunity to own this charming 3-bedroom (one bedroom is considered non-conforming lacking window egress), 2-bath home with a full basement, perfectly situated on 38.41 scenic acres m/l. This well-maintained, move-in ready home offers comfortable living with a thoughtful layout. The main level features a spacious living room, a large kitchen with ample cabinetry and island, and a bright sunroom equipped with a new mini-split--perfect for year-round enjoyment as a true four-seasons room. The main bedroom and a full bath complete the main floor. The finished lower level provides additional living space with a second family room, laundry area, two bedrooms (one non-conforming), and a full bath--ideal for guests, extended family, or flexible use. The home includes central heat and air, along with a wood stove for added efficiency and cozy supplemental heat. Step outside and enjoy peaceful country views from the covered front porch with a porch swing or from either of the two back decks--perfect for relaxing. The property is well-equipped with outbuildings, including a detached 2-car garage with a dedicated workshop space, plus a 3-bay loafing shed suitable for equipment storage, livestock shelter, or hobby farm use. The 38.41 acres offer a good



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