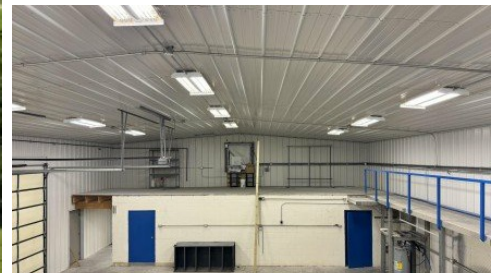


**21102 Farm Road 1252**  
Shell Knob, MO 65747



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MLS# SOM60322657



**\$399,000**

**1 Bathroom | 3,486 Sqft**

Here is the space everyone needs but can never find. Easy conversion to a shop home, this impressive shop building sits on over 2 mowed acres with excellent access, right in town, and just minutes from the lake and public boat launch. Offering over 3,400 heated square feet, this property is set up and ready to work with a private well and septic, full bathroom, 200-amp 3-phase service, large overhead doors, ample lighting, and a large air compressor already in place. The second-level storage and workspace add even more flexibility for tools, equipment, inventory, hobbies, or business use. With plenty of open ground, there is room to expand, add additional buildings, or even build a home. Whether you need storage, workspace, lake-area toy parking, or a serious shop setup, this property is a rare find with big potential.



**Team Lake Dream**  
Phone: (417) 524-0181  
RE/MAX Lakeside

For full listing details, please scan:

