

12907 Montana Road
Gravois Mills, MO 65037



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MLS# 3587470



\$297,000

45 ACRES OF LAND AND A "MANCAVE" New 32 ft x 50 ft metal building built on a full slab concrete floor . 704 sq ft of partially finished living space studded in wall provide a 1 bedroom and 1 full bath also living room and dining area, kitchen features industrial deep well double kitchen sink, SS refrigerator, Janska 36" commercial freestanding gas over electric stove, New washer and dryer, water softener. Lots of windows to enjoy the wildlife and space surrounds on 45 wooded surveyed acreage with lots of road frontage. You will find a 2 car oversize 32x28 attached garage. features 10 ft door and a 11 ft door with 2 openers The interior is just waiting for your finishing touches. Walls and ceiling have sprayed insulation. Ready to heat the home is this Englander Blue Ridge 500 wood stove. Also a mini split just waiting to be hooked up. fiber internet .. Other features framed 3 ft doors easy level access, 2x6 walls. Drilled well and septic. Security light and camera. Montana Rd is a dead end road. The land is perfect for a recreational retreat features mixed terrain for making trails in the outdoors. Only 20 minutes to the Lake access of the Gravois MM.



Tracy Stauch

United Country Lake Area Properties & Auction,
LLC

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