

10616 Dogwood
Mountain Grove, MO 65711



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MLS# SOM60329189



\$350,000

1 Bedroom | 1 Bathroom | 640 Sqft

34+/- acres of prime Ozark land with rolling hills, breathtaking views, a fishing pond, and thoughtfully designed improvements, including a 2022 custom tiny home, a 40 ft. x 40 ft. barn with roll-up doors on both ends, a 18 ft. x 30 ft. RV carport with 30 AMP hook up, a 24 ft. x 25 ft. equipment carport, a 12 ft. x 24 ft. horse/livestock shelter with an attached 2-acre pasture, an additional 1/3-acre pasture near the pond, fully fenced and cross-fenced acreage, a solar-powered gated entrance, a private well, septic system, underground electric, generator hookups, a small pond, a gravel driveway, and established fruit trees, all designed for effortless country living. Approximately 17 acres are open pasture and 17 acres are wooded, offering the perfect balance of grazing land, recreation, hunting, and privacy. The custom-built tiny home offers approximately 640 square feet of thoughtfully designed living space with two lofts, a full kitchen with 2023 appliances (all convey), mini-split HVAC, soaring ceilings, a cozy wood-burning stove that creates a warm, inviting atmosphere year-round, and a washer and dryer for function and ease. Quality improvements include premium Red Brand woven wire fencing on the front 17 acres, barbed wire fencing on the wooded area, multiple covered parking structures, livestock facilities, and extensive infrastructure already in place,



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