

3378 Warner
Crane, MO 65633



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MLS# SOM60329746



Deluxe Country Estate 32 acres
Four rooms Four baths Year-round springs Caves Shop building Gazebo 10 parking spaces

\$1,095,000

4 Bedrooms | 4.5 Bathrooms | 3,590 Sqft

Conveniently located between Branson & Springfield, just 15 minutes south of Nixa, is this Private Retreat tucked away on 32 Acres! Beautiful mix of mature timber and open ground with several mapped caves, live year-round springs and waterfall spilling into ponds, multiple pathways through property created by Seller, and a meandering paved drive that takes you back to the Cedar Lodge-style Rustic Home which is meticulously maintained and totally refurbished. Walk in the Front Door to the massive Great Room that features a Custom Stone Fireplace decorated one entire Wall, a Vaulted Beamed Ceiling, Floor-to-Ceiling Windows which enhances the natural light, a Floating LVP Flooring, a well-equipped large spacious Kitchen with Granite Countertops, an Island AND a Peninsula, new Appliances throughout, a spacious Pantry, tons of cabinets, etc. There is a full Kitchen in the lower level as well as a second Laundry area. This could be your generational family property since it is already platted into 5 parcels! Other amazing features include a new Well, a Whole House Generator, new Roof, new Gutting/Leaf Protection, all Decking around entire Home was removed and replaced, Geothermal Heat Pump with 5 Zones, a 30x48 Shop Building built in 2023 with a 200 Amp Service, 14' Rafters, 6" Concrete Floor and two 12x12 Shop Doors! This property is so



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