

**6405 State Route Mm**  
**Birch Tree, MO 65438**



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**MLS# SOM60326780**



**\$399,000**

**3 Bedrooms | 3 Bathrooms | 1,400 Sqft**

Experience country living at its finest with this unique barn-style home nestled on 20 acres m/l of beautiful Missouri countryside. This spacious home offers 3 bedrooms and 3 full bathrooms, providing plenty of room for family and guests. The inviting living area features a stunning floor-to-ceiling brick wall fireplace with propane insert, 20-foot vaulted ceiling with exposed beams gives the living room an open lodge-like feel, and reclaimed wood from a 120-year-old schoolhouse used in parts of the basement and kitchen countertops. Outside, you'll find open pasture, barn, workshop with water and electricity, along with fenced areas and gates, two ponds, including one stocked with fish, offering excellent opportunities for recreation and relaxation. The property also features established fruit trees, flower beds, and a garden area, perfect for those who enjoy gardening and homesteading. A partially finished basement provides additional living or storage space and includes a convenient garage located beneath the home. At the back of the property sits a small cabin, offering endless possibilities as a guest retreat, hobby space, hunting cabin, or private getaway. With a blend of open space, natural beauty, and functional amenities, this 20-acre property offers the perfect setting for hobby farming, outdoor recreation, or simply enjoying peaceful country.



**Angela Smith**

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Missouri Home Realty

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