

New\$..8850 Highway Dd
Niangua, MO 65713



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MLS# SOM60317236



\$299,000

3 Bedrooms | 2 Bathrooms | 1,800 Sqft

SEE the LOWER/REDUCED PRICE for this Hunting Paradise with Country Home, For SALE in Wright County Mo. between Niangua and Grovespring. 36+ acres of well maintained Hunting Land with Food Plots, a wildlife pond, Deer Feeders, Ladder Stands and Ground Blinds included. An easy walk from the house or wide atv trails take you right to your choice hunting spot for rifle or bow seasons. Plenty of turkey and deer hunting all season long. A Nice sized pond out front in the horse/calf pasture always has ducks and a couple geese paddling around in it. With cattle panels for Fencing it's even good enough for goats if you wish. The well house and a 10x20 shed are both heated and insulated, with ac plus a dehumidifier in the shed. 2 Chicken coops even come with their own chickens, big back yard with large mature oaks for plenty of shade and food for the local deer herd. The Home has been added onto in the last 7-8 years and plumbing replaced with PEX throughout. Well water is filtered at the well in addition to a 3 stage filter in the kitchen. On the enclosed patio is a built-in vented grill and an easy-access ramp. Inside this Country Home is lots of cozy. Gas fireplace and stove, big master bedroom and walk-in/nap-in closet, deep soaker tub in master bath plus a nursery sized bedroom attached. Guest bath and bedroom is on the opposite end of the



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