

1462/1466 Blackwell Ferry
Kirbyville, MO 65679



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MLS# SOM60324600



\$649,900

5 Bedrooms | 4.5 Bathrooms | 2,868 Sqft

Rare opportunity to own this one-of-a-kind property on over 15 acres spread with two parcels. For a private retreat, multi-generational living, or a possible working homestead, every detail was meticulously thought out. Over \$30,000 in road and rock work including 2 culverts, graveling, grating, and an upside ditch refuge. An upper second home site has already been cleared with breathtaking mountain views. A fully enclosed 7k sq ft irrigated garden in place along with an 18x9 greenhouse on rocked base w/60-amp circuit at greenhouse. It has a producing orchard with apples, pears, plums, peaches, pomegranates, figs, and apricots. Two functioning pastures freshly seeded and organically managed with permaculture practices, 570 feet of hardened in fencing, 400 feet of cedar post fencing w/wood gates for private gated entry, full RV hookup, chicken coop, and optional livestock that can convey. There's a 15,000 plus food plot for hunting deer, turkey and water fowl. The front and back decking are refinished beautiful lake views and there are private hiking trails to caves, seasonal creek, and lake for adventure seekers. This property conveniently backs up to Army Corps of Engineer land for added privacy. There is a partially finished basement that is fully heated and cooled, John Deere garage, and the home provides a huge safe room/cellar. Updates include:



Windy Burt

Phone: (314) 750-1502

Real Broker, LLC

For full listing details, please scan:

