

1257 State Road Aa
Fair Grove, MO 65648



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MLS# SOM60312911



\$1,145,000

5 Bedrooms | 3 Bathrooms | 4,700 Sqft

Welcome to a truly exceptional 40-acre estate where luxury living and a fully equipped agricultural and recreational lifestyle come together seamlessly. This nearly 5,000 sq ft all-brick home with a fully finished walk-out basement offers 5 bedrooms (two non-conforming), and 3 full bathrooms. Located in Dallas County, off a blacktop road, this property offers both privacy and convenience, just 20 minutes from Springfield and within the Fair Grove School District. The land is thoughtfully designed and fully fenced and cross-fenced for both cattle and horses. Horse fencing features five-strand smooth high-tensile wire, while cattle pastures are secured with five-strand barbed wire. Separate horse and cattle paddocks allow for efficient grazing. Equestrian amenities include a horse barn with stalls. A 40' x 52' barn and a 40' x 60' shop with attached boat storage or woodworking quarters provide exceptional versatility. A dedicated room designed for meat storage, cleaning, or processing adds a rare and valuable feature for hunters or homesteaders. The home is designed for both everyday living and entertaining. An attached three car garage offers ample space for vehicles and storage. Outdoor living shines with a large deck overlooking the acreage, and a zero entry 24' above ground pool, plus a stamped concrete patio with a fire pit. The



Kelsey R. Smoot

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