

465 Appleby
Sparta, MO 65753



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MLS# SOM60329205



\$425,000

2 Bedrooms | 1 Bathroom | 1,189 Sqft

Two Homes, Ten Acres, Endless Possibilities! Discover the ultimate Ozarks homestead, multi-generational retreat, or creative sanctuary. Nestled on approximately 10 picturesque acres of gently rolling pasture and timber, this unique hobby farm offers the perfect blend of rustic charm, modern updates, and unmatched versatility--all just 2 miles from Sparta and 6 miles from downtown Ozark. The property features 2 distinct homes, making it ideal for multi-generational living, a rental opportunity, or a private guest house. The 1979 rustic cabin is bursting with character, featuring beautiful wood plank siding, vaulted beamed ceilings, and a large skylight that floods the space with natural light. You can cozy up next to the massive rock fireplace (ready for your wood or pellet stove) and enjoy the spacious loft primary bedroom and a versatile main-floor 2nd bedroom or office. Meanwhile, the historic circa 1910 cottage has had all the heavy lifting already done, updated within the last 3 years with a brand-new roof, plumbing, electrical, kitchen, and bathroom. Outside, you will find the historic 1910 barn. Built on a solid concrete foundation, it features a concrete breezeway, 2 concrete-floored stalls, 2 dirt stalls, several coops, and a massive loft accessible from both sides--perfect for livestock, workshop space, or storage. The gorgeous 10 acres (M/L)



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Gerken & Associates, Inc.

For full listing details, please scan:

