

494 T Highway
Birch Tree, MO 65438



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MLS# SOM60308051



\$275,000

3 Bedrooms | 2 Bathrooms | 1,584 Sqft

3BR/2BA Ranch style home on 40 acres m/l. This 1584 sq ft home has double pane windows, metal roof in 2013 good exterior paint and in 2020 new propane fired central HVAC system along with new well, pressure tank and water heater. The wood burning brick fireplace is functional but has not been used in several years. Large living room and Master bedroom both have newer carpet, walk-in shower in the master bath. There is hardwood flooring in the dining room, guest bedrooms and hallway with vinyl in the bathrooms, utility room and kitchen. The kitchen includes a propane range and at least 1 refrigerator. Nice covered front porch is 8x30. Private well and septic tank, 2023 installed a whole house generator that is also propane fired, solid well house and a 12x12 storage shed. The side yard has Black Cherry, Apple and Persimmon trees. The 39.4 acres is mostly open with a couple ponds, 1 older loafing shed and newer perimeter fencing which is a mix of 5 strand barb and woven wire. The property has no restrictions and has paved frontage.



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