

1944 Sampson
Niangua, MO 65713



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MLS# SOM60330298



\$486,000

3 Bedrooms | 2 Bathrooms | 1,942 Sqft

Gorgeous, Modern Farmhouse in Niangua on 13.87ac! Charming and straight out of Magnolia Journal... this home was custom built in 2020 and offers 1,942sq. ft. of living space, 3 bedrooms, 2 full baths, a gorgeous kitchen, stone fireplace, two living areas, pipe corrals, a pond and several outbuildings! The land is usable, partially fenced, cross fenced and almost ready for livestock. The front porch is meant for sitting... there's something so peaceful about rocking chairs and dirt roads. Upon entry you're welcomed by a custom, knotty alder front door, a neutral color scheme, clean lines, rustic wood finishes, lots of natural lighting and a living area that is both comfortable & functional. You'll enjoy spending those cool autumn nights around the fireplace with family & friends. Beautiful, handscraped hardwood, recessed lighting, 9ft ceilings and wheelchair accessible doorways can be found throughout the main. The kitchen & dining room just says, modern farmhouse! The kitchen features stainless/black appliances, white subway tile, a pantry & custom white cabinetry by local favorite: Chuck's Custom Woodworks, accented with black hardware & crown moulding. All kitchen appliances stay! Just off the kitchen is the oversized Laundry/Mud Room, complete with gorgeous tile and a folding table. The beautiful Master is on the main and offers



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