

533 Ghan
Clever, MO 65631



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MLS# SOM60326589



\$329,000

3 Bedrooms | 2 Bathrooms | 2,312 Sqft

Quiet, peaceful country living on 7.5 acres and surrounded by mature trees. This adorable "Little House on the Prairie" is secluded and away from the hustle and bustle of city life but super easy access and "minutes" to all the adjoining towns and cities. This makes it approximately 6 miles to Nixa, Republic & Clever. **INSIDE FEATURES** include 3 bedrooms, 2 full bathrooms with the primary bathroom having a deep luxurious soaking tub and lots of closet space. There are an abundance of sunny windows that are newer, nearly all kitchen appliances are included (except refrigerator) including a new microwave and updates galore. The hall bathroom is centrally located and is a great addition with a jetted tub and lots of space. The bonus room upstairs has new carpeting and is ideal for someone that wants their own private space, an office, bedroom or their own fun game room. Be sure to admire the virtually staged photo that displays how this adorable bedroom and walk in closet could be used. **OUTSIDE FEATURES** include a NEW private well, with 7.5 acres, a carport with circle drive, pole barn/outbuilding, fully fenced, newer roof that is approximately 5 years old, RV parking, and amazing sunsets. Remember that horses are allowed. You can even build your own 'PRIVATE DRIVEWAY' coming off of Kerr Rd. Remaining propane to be prorated at



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Murney Associates - Nixa

For full listing details, please scan:

