

**16580 Private Drive 6246**  
Edgar Springs, MO 65462



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**MLS# SOM60332340**



**\$189,000**

**3 Bedrooms | 2 Bathrooms | 1,280 Sqft**

Welcome home to a beautiful property tucked away in a quiet, peaceful setting, yet conveniently located just minutes from town. This property offers plenty of space, privacy, and outdoor amenities for enjoying the best of country living. The mobile home features a covered front porch perfect for relaxing and enjoying the peaceful surroundings, along with a large back deck that provides plenty of room for entertaining, grilling, or enjoying your morning coffee. A above ground swimming pool offers a wonderful place to cool off and make memories during the warmer months. The property also includes a charming camping cabin that could make a great guest house, providing a comfortable space for visiting family, friends, or weekend guests. The fenced yard gives you plenty of options and is ideal for children, dogs, or even a few chickens. A beautiful pond stocked with fish adds to the peaceful country atmosphere and provides a great spot to relax, fish, and enjoy the outdoors. Location is another major plus. You're just 3 miles from a small town with the essentials, including a Dollar General, post office, and gas station. When you need more, Rolla is only about 18 miles away, offering hospitals, Walmart, shopping, restaurants, and just about everything else you could need. Outdoor enthusiasts will love the property's convenient access to



**Jerry D. Hunter**  
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For full listing details, please scan:

