

623 427th
Bolivar, MO 65613



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MLS# SOM60333044



\$399,000

2 Bedrooms | 2.5 Bathrooms | 1,560 Sqft

2-bedroom shouse on 27.2 fenced and cross-fenced acres with a massive shop and livestock-ready setup! If you're looking for the combination of comfortable country living, usable acreage and serious shop space, this property delivers. The 27.2 acres features an automatic livestock waterer, small pond and chicken coop, providing an excellent setup for cattle, horses, chickens or your own hobby farm. The living quarters feature tall ceilings and an open, spacious feel, with 2 bedrooms and 1.5 baths. The kitchen is a standout with granite countertops, abundant cabinetry and a FABULOUS oversized picture window that fills the space with natural light while taking in the country setting. The approximately 36x60 foam-insulated shop is where this property really sets itself apart. Features include concrete floors, 220 electric, a freestanding wood-burning stove, half bath and RV-sized overhead doors, providing plenty of room for equipment, trailers, an RV, boat, vehicles or projects. Above a portion of the shop is unfinished loft storage accessed by permanent stairs, offering valuable additional storage today with the potential to finish the space to suit your needs. Whether you're looking for a small cattle operation, horse property, hobby farm, homestead or simply want room to spread out with an exceptional shop, this property offers a hard-to-



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