

75 Jagged Ridge

Shell Knob, MO 65747



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MLS# SOM60333223



- 2 Bathrooms
- 1,664 sqft Commercial Building w/ separate entrance
- 9 Stall Barn
- 3 Car Detached Garage
- Private Pond

10 ACRES



\$449,900

10 ACRES - MINI FARM - HOMESTEAD - COMMERCIAL BUILDING - BUSINESS OPPORTUNITY This versatile property sits about a mile from public lake access, off of HWY 86, and offers the rare combination of acreage, livestock-ready amenities, and a separate commercial-use building with its own address, parking, and entrance. The 3-bedroom, 2-bath home on the property, offers approximately 1,560 sq ft of living space, and provides a comfortable base for your homestead vision, while the surrounding 10 acres offer room to spread out, raise animals, garden, and enjoy country living. The property is thoughtfully equipped for a mini farm, featuring a 9-stall horse barn (one stall has already been converted into a functioning chicken coop), storage shed, self-sustaining pond, and fenced acreage for livestock. The large, 3-car detached garage makes it easy to store your vehicles and add additional storage. Adding even more versatility and the possibly to generate income, is the approximately 1,664 sq ft detached commercial building, formerly operated as a state-licensed doggy daycare. The building has its own address, parking area, separate entrance, utilities, bathroom, and an approximate 1/2-acre, fully fenced dog area. Its existing layout and infrastructure provide an excellent opportunity for a future pet-related business or other



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