

3989 70th
Dunnegan, MO 65640



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MLS# SOM60335059



\$825,000

3 Bedrooms | 2 Bathrooms | 1,886 Sqft

You can feel it before you even walk through the front door. Maybe it's the wide east-facing porch. Maybe it's the view that unfolds the moment you step into the foyer-and see the huge picture window looking across 60 acres of rolling pasture, woods and open ground. Or maybe it's the feeling that this place was built for a life that matters. Built in 2000 and meticulously cared for by the same family for generations, this 3-bedroom, 2-bath, 1886 square foot home has never been on the market. Inside, the living room flows into a warm, inviting kitchen with custom oak cabinetry, updated appliances and a large granite island with a breakfast bar. The bay-window dining area makes that beautiful acreage part of every meal. The primary suite brings a little everyday private retreat with an ensuite that has a walk-in closet, a walk-in shower and jetted tub. A generous laundry room tucked between the kitchen and oversized garage adds a wall of custom cabinetry for pantry and scullery storage. Then there's the land. Fenced and cross-fenced and ready for cattle, with a corral and gates, frost-free waterer and calving shed with electricity. A 30x40 shop with concrete floor, water and 220 electric is paired with an attached a 20x40 machinery cover. From the home's 15x13 covered patio you can watch the cattle move across the pasture--or catch sight of deer and



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