

40 Barton School Road
Brumley, MO 65017



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MLS# 3590574



\$389,900

3 Bedrooms | 2 Bathrooms | 2,310 Sqft

Country living with room to breathe! Situated on approximately 10 fenced acres, Barton School Road offers privacy, versatility & beautiful pastoral views all just off the blacktop. The acreage is ideal for horses, chickens, gardens, hunting/outdoor recreation, with Brumley Creek running through the property. The 3-bedroom, 2-bath home offers 2,200 sq. ft. of finished living space. A former covered porch has been fully enclosed, insulated, heated/cooled, creating a comfortable extension of the home. The original 576 sq. ft. attached 2-car garage is currently used as a spacious sewing room. It could easily be converted back to a garage or used as an office, workshop, gym or creative space. Outdoor living includes multiple decks where you can relax and take in the peaceful country setting. Additional improvements include 2 storage buildings 1 for lawn equipment & another serving as a workshop. The home also features a metal roof, new HVAC system, quality wood cabinetry & propane fireplace. Much of the personal property can remain, including furniture, beds, grills, mowers, tools, water softener safe etc. Its the circle driveway, fenced pasture, and flowing creek country lifestyle.



MATTHEW JAMES SCHRIMPF

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