Too many things to list.  Great area for growing gardens, fruit trees, berries, etc. with 210 days a year of sunshine and 45” of rain a year.  Very little snow.  Great multi-generational property that is secluded and in a VERY desirable area with great neighbors.  This property boasts native persimmons that are delicious, tasty wild grapes, hickory, black walnut, pine, white oak, hazel nut and more. Farm is within an easy 21- 24 minute drive to three small Ozark towns (Mountain Grove, Cabool, and Willow Springs), only 45 minutes to West Plains, an 1:20 to Springfield, 1:40 to Branson and 3 hours to St. Louis.

Whole house remodel is close to being finished.  Home is 2 bed, 2 bath, 1550 sq ft.  There is a beautiful native rock fireplace with wood burning insert. There is a well and septic for a second home site in a private setting that has never been used. There are 2 – 40’x60’ barns (one barn has a 9’x19’ room with propane heat and window air and full service electric panel.  Currently in use as a sewing/craft room.  Can be used as a farm store, etc.).  A 30’x40’’ Amish built shop with a full service electric panel and water line, 6” reinforced concrete slab, 3 1/2 ft. poured concrete retaining wall on 2 sides, 14’ door and single entry door, 4- double hung windows, 4” blown insulation.  A Zimmerman (<https://zimmermanshightunnels.com/>) 30’x72’ ”W” truss high tunnel, with a single door and 2- 12’ doors on each end for tractor access.  We added a full service electric panel, 5 water proof electric outlets, making it a hybrid greenhouse .

This all sets on 86 acres – consisting of approximately a 22 acre hay field, with approximately 300’-350’ of Clifty Creek running through the southern end, 2 1/2 – 3 acres under 7’-8’ deer fencing covering one barn, the greenhouse, 60’x90’ garden, 7- 60’-100’ blueberry rows, 3- 90’ Lavaca berry rows, 6’x10’ with 7’ peak portable chicken coop with a 10’x26’ with a 6.5’ peak run.  The rest of the land, 60+ acres, is pasture and a few woods  with 2 stock ponds, barn, shop and house, 3- 50’ raspberry rows, 2- 50’ blackberry rows, 8 aronia berry bushes, 3 wild plum, 3 peach trees, 2 apple trees, 7 older maple trees for tapping.

Below is an itemized list of improvements made from 2021-current:

**Home Improvements –**

**2021**

1- New master bath

2- New bath/laundry room combo

3- New fireplace cement cap

**2022**

1- All new inside plumbing

2- All new water lines from well house and replaced all water lines under house

3- Living room – new car siding on ceiling, new drywall, new laminate wood flooring

**2023**

1- New metal siding

2- New architectural shingled roof

3- New 8’x24’ covered front porch with 6’x6’ Douglas Fir beams

4- All new double hung windows

5- All new exterior and interior doors

6- All new 1”x4” farmhouse style pine trim

7- New laminate wood flooring in den, kitchen and hall

8- HVAC serviced to include duct cleaning and repair

**Land / Outbuilding Improvements –**

**2022**

1- Retention Pond/Spillway & Water-course

a- Retention Pond is 10’ ht with a controlled spillway

b- Spillway is directed through a water-course

c- Water-course is approximately 300’ long, 20’-50’ wide.  The east side is a 5’ berm running the entire length and the west side is a hill. Water exits through 3- 24” tin horns, crossing under the road and into the hay field.  Water-courses are also along the road and down the driveway.

2- Brought in large native boulders to landscape the shop, house and driveway

3- Driveway extended 15’.  We also added extra parking

4- Dug all new water lines and added more

a- 6 new frost free hydrants

b- 15 new 60’-110’ irrigation lines with quick attach – for blueberries

c- Two new main shut-off and directional water sites

5- Installed 2 1/2-3 acre 7’-8’ tall deer fencing with 3- 16’ gates.  Graveled the two road entrances

6- New Zimmerman 30’x72’ ”W” truss high tunnel/greenhouse

7- New 6’x8’ with 8’ peak well house

**2023**

1- New Amish built Shop

2- Trenched new electric wire to greenhouse, shop, and barn – all have \*FULL SERVICE ELECTRIC PANELS

3- New graveled 23’x16’ pad