Agent Only Report **4960 South 40th Road Aldrich, MO 65601** **$490,000**



60336199 **Residential For Sale** **Single Family Residence** **Active**

Agreement Type: Exclusive Right To Sell
County: Polk
Subdivision: Polk-Not in List
Total Bedrooms: 4
Baths - Total: 4
Baths - Full: 3
Baths - Half: 1
Reserve Item: No
Sign on Property: Yes
Aprx Year Built: 1997
Stories: 2
Basement: No
Garage/Carport: Yes
Total Garage/Carport Stalls: 2
 # Attached Garage Spaces: 2
 # Detached Garage Spaces: 0
 # Attached Carport Spaces: 0
 # Detached Carport Spaces: 0

List Price: $490,000
Begin Date: 10/13/2026
Original List Price: $490,000
Total SqFt: 3,370
List Price/Total SqFt: 145.4
Total Finished SqFt (All Levels): 2,970
Above Grade Fin SqFt: 2,970
Above Grade UnFin SqFt: 400
Below Grade Fin SqFt: 0
Below Grade UnFin SqFt: 0
SqFt Provided By: Assessor Records
Aprx Lot Size (Acres): 7.5
Entry: Walk Up
Lake/River/Creek: Stockton Lake
View: Yes
Waterfront/View: View
Propane Tank: Yes
Propane Tank Ownership: Leased

Elementary School: Fair Play
Middle School: Fair Play
High School: Fair Play

Inside City Limits: No
Cross Street: 4252 s 135th rd
New or Under Construction: No
Foreclosure/Short Sale: No

Directions: From HWY 13, take the Bolivar HWY 32 Exit, head West on HWY 32 toward Fairplay for 4 Miles. Turn Left onto S HWY 123 for 7.2 Miles. Turn Right onto S 40th RD for 0.2 Miles, Turn Right (north) at 4960.
Legal Description: ALL THAT PART OF NW SW LYING NORTH AND WEST OF HIGH- WAY

Marketing Remarks: Welcome to a truly iconic Stockton Lake retreat--7.5 acres perched high on a bluff with breathtaking views. Nearly every room captures the beauty of the lake, while the wrap-around porch and private master deck create the perfect setting for quiet mornings and slow, peaceful evenings. The home's layout is warm and inviting, with spacious rooms, abundant storage, and flexible spaces ready to become whatever you imagine. Designed for long-term comfort and efficiency, the property boasts a top-tier geothermal system, solar panels, and a generator, keeping energy costs remarkably low. Recent roof updates, well-maintained siding, and a large multi-door shop add even more value and convenience. A once-in-a-lifetime opportunity to own a bluff-top home with unmatched views and endless potential.

Features	Construction & Utilities	Other	Fees and HOA Info
Appliances: Cooktop-Electric; Dishwasher; Microwave; Refrigerator **Dining:** Kitchen/Dining Combo **Equipment:** Generator **Fireplace Features:** Fireplace: Yes; Living Room; Propane **Fencing:** Privacy **Flooring:** Engineered Hardwood; Laminate; Tile **Interior Features:** Internet - DSL; Jetted Tub; Walk-In Shower; Solid Surface Counters **Other Structures:** Storage Shed **Other Rooms:** Bonus Room; Office **Patio and Porch Features:** Covered Deck/Porch; Front Porch; Rear Porch; Wrap Around **Road Frontage:** State Highway **Utility Room:** Main Floor **View:** Lake **Window Features:** Blinds; Drapes **Shop Building Features:** Shop Building: Yes; Concrete Floor; Cooling; Electric; Insulated	**Architecture:** 2 Story; Victorian **Construction Materials:** Vinyl Siding **Flooring:** Engineered Hardwood; Laminate; Tile **Cooling:** Geo-Thermal/Ground Source **Cooling Source:** Geo-Thermal **Heating:** Geothermal/Ground Source **Heating Source:** Geo-Thermal **Lot Features:** Lake View; Trees **Roofing Material:** Asphalt **Road Surface:** Drive - Gravel/Stone **Foundation:** Crawl Space **Sewer:** Septic Tank **Water:** Well - Private	**Documents Available:** Aerial Photo; Disclosure - Measurement; Seller Disclosure **Flood Insurance:** Not Required **Listing Info:** Owner Agent: No; Related to Owner: No; Listing Broker Is: Designated Agent **How to Show:** Call 1st then LB; Call Listing Agent; Vacant/LB **Lockbox:** LB Type: Supra & Combo; Code: 6561 **Showing Service:** None **Possession:** At Closing **Will Sell:** Cash; Conventional **Warranty Type:** None **Tax Year:** 2024 **Parcel ID:** 89-13-0.2-03-000-000-003.00 **Additional Parcels:** No **RE Tax Provided By:** Assessor Records **Real Estate Tax:** 2,048.11 **LB Type:** Supra & Combo **Docks/Slips:** No **Vacation Rental:** No	**Home Owners/Condo Owners Association:** None



Presented by
Dana N Landwehr
United Country Farm & Home Sales
16004 E MO-2
Stockton, MO
Office Phone: 417-276-4868
Agent Phone: 660-223-2969
dana@ucfarmandhomesales.com
http://ucfarmandhomesales.com
2017015394

Listing Office: United Country Farm & Home Sales 519500065 417-276-4868 *License #:2017015394*
Listing Member: Christopher Brett Aug 519500542 *License #: 2025005808*
brett@ucfarmandhomesales.com
LB Type: Supra & Combo
Code: 6561
Phone # to Show: 4173279375
Office Ph: 417-276-4868
Listing Broker Is: Designated Agent
Owner Name: William Raymond King Ii & Elizabeth Gail
Owner Agent: No
Occupant Name: NA
Occupant Type: Vacant
Showing Instructions: Supra Box and Combo Box are both available
Property Sub-Type: Single Family Residence
Sign on Property: Yes
Code: 6561
Status Change Date: 10/13/2026
Begin Date: 10/13/2026
Cumulative Days on Market: 7
Days on Market: 7
End Date: 08/31/2027

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Dana N Landwehr on Tuesday, October 20, 2026 9:55 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.