

Salem Ranch – 9223 E Hwy 32 (draft A)

- This 218-acre property straddles Lynch Valley in Central Missouri and is 30 miles south of I-44, on a paved road in Dent County, the county seat is Salem, Missouri.
- Property has excellent highway accessibility off State Route 32 and has a spacious access entrance with a double gate. It has 12% cropland & 88% timber. Cropland in the lowland area offers fertility with the productivity of good hay, and the timber is accessible and has immediate significant income potential.
- Property is bordered by Mark Twain Natural Forest on two sides, the South & East. Providing additional hunting forest access of 2000 acres. Great turkey and white tail deer hunting.
- Cropland has perimeter fencing, with three (3) fenced animal locations with water troughs. Three (3) ponds, Two (2) culverts. Cell tower access 1000 yds away for great service.
- Shohome : Total area = 4176 Sq Ft., Finished Living Area (GLA) = 2736 sq ft, Garage-shop / unfinished area = 1440 sq ft.
 - Home - 1st floor- 72' x 40', 1440 sq ft, 2nd floor – 36' x 22', 792 sq ft, Five (5) Bedrooms: (3) 12'x10'), (1) 12'x12'), (1) 9'x10'. Two (2) Bath Rms, Female Bath - 12'x12' Double head custom shower, Male Bath - 12'x12' glass door custom, Pantry, large great room, 16'x 36', 18' ceiling, New HVAC mini-split extra high efficiency system (2 Yr), New electric water heater 50 gallon (2 Yr), New electric stove (1 1/2 Yr). New Mini Split High Efficiency HVAC System (1 1/2 Yr), Auxiliary wood stove back up, Metal gutters, Ceilings have heavy spray foam insulation, Electric- 200-amp, 240-volt, Service provided by IECC.
 - Shop/Garage, attached unfinished – 72' x 40', 1440 sq ft, 18 ft ceilings, wood shelving – 40 ft, work benches 30 ft.
 - Front Porch – 42' x 12', 504 sq ft, 15 large windows (6'x3'), with HVAC.
- Hill top cabin is a 2016 Champion Home, Ridgecrest LE II 6008, 26'8" ft x 64ft (1642 Sq Ft). Four (4) bedrooms & Two (2) baths, decorative concrete back porch (54' x 18'). HVAC and 200-amp service with Septic system.
- Open Pad (12'x60') for trailer at well location, with Electric & Septic.
- Metal hay barn (12'x40').
- Pavilion > 24' x 40', Concrete Pad, Metal Roof enclosure, All Stainless-Steel Equipment > Grill, Griddle, Sink, Refrigerator, Trash Drawer, with Decorative Rock vainer, & Concrete Counters (32'x3').