

**Farmhouse at Sherrill creek**  
**32048 County Road 6210**  
**Beulah, MO 65436**

**\$394,000**  
**23.800± Acres**  
**Phelps County**





## Farmhouse at Sherrill creek Beulah, MO / Phelps County

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### **SUMMARY**

**Address**

32048 County Road 6210

**City, State Zip**

Beulah, MO 65436

**County**

Phelps County

**Type**

Farms, Hunting Land, Residential Property,  
Recreational Land

**Latitude / Longitude**

37.628369 / -91.919254

**Dwelling Square Feet**

2398

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

23.800

**Price**

\$394,000

**Property Website**

<https://livingthedreamland.com/property/farmhouse-at-sherrill-creek-phelps-missouri/34422/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



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### **PROPERTY DESCRIPTION**

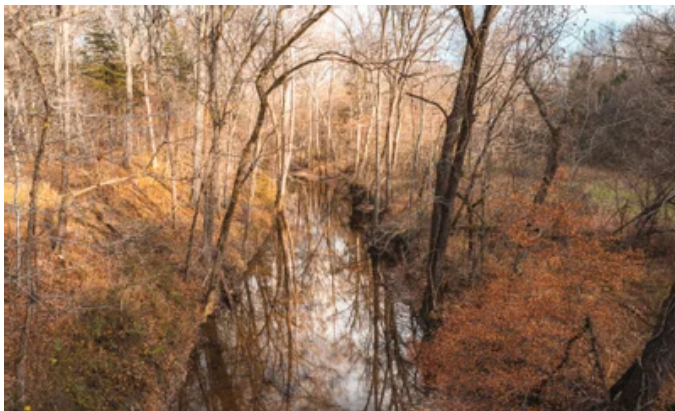
Located in Phelps County this Iconic 1900's style farm house sits on 23.8 m/l acres with some fenced pasture perfect for raising your own livestock or keeping a few horses. This farm has so many great features 3 car garage, workshop ,barn, chicken coop and an old root cellar and Sherril Creek running along the property. Excellent deer and turkey hunting with lots of mature timber east of the house. This house is perfect for someone with a love of older farm house but with the convenience of a new construction. This home has been almost fully remodeled inside and out since its purchase. Some improvements made since 2012 include Metal roof installation, all new electrical wiring, all new plumbing with PEX line and PVC, spray in foam insulation, tile flooring and refinished wood flooring, wood stove and chimney insert, gas stove, wine refrigerator, double pane pressured glass windows and doors, granite kitchen countertops, kitchen cabinets and breakfast bar. From 2017 on water filtration system, wrap around concrete porch, New HVAC, New water heater/softener, new septic system, New insulated well pump house and main water line to house. Some improvements to the shop include select siding and windows replaced and painted and a new metal roof. The garage has a new metal roof with select siding replaced with new windows and paint.



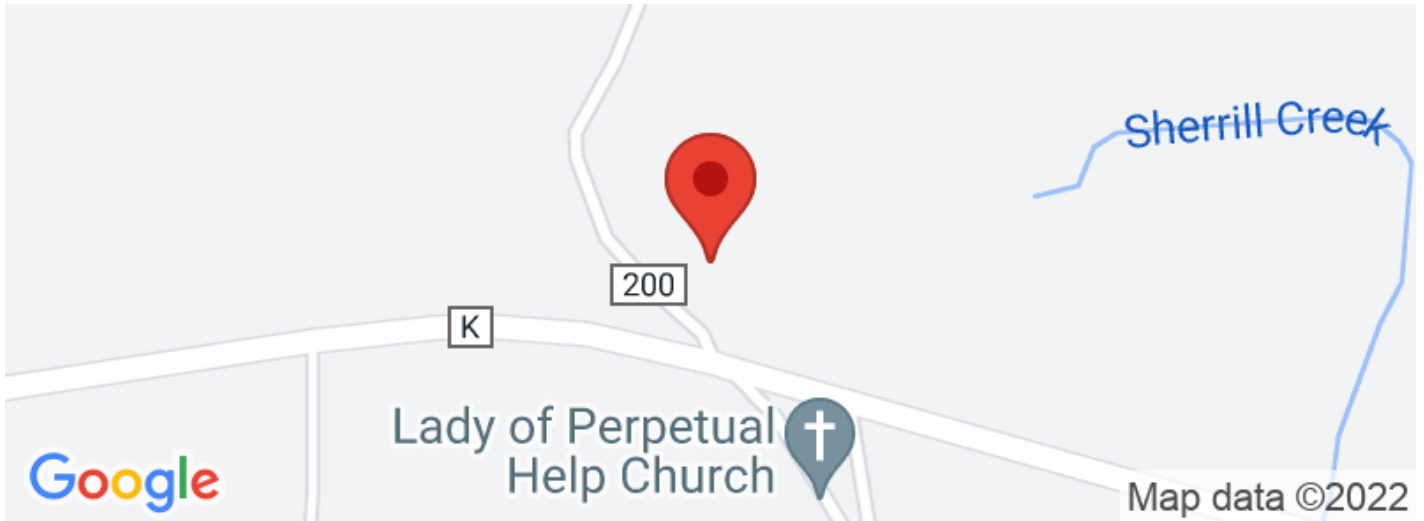


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## Locator Maps



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Aerial Maps



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Jeff Browning

**Mobile**

(417) 260-5176

**Office**

(855) 289-3478

**Email**

jwbrowning92@gmail.com

**Address**

26435 Sandbar Lane

**City / State / Zip**

Laquey, MO 65534

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**NOTES**

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**<https://livingthedreamland.com/>**



## NOTES

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**

**25535 Randolph Rd**

**Waynesville, MO 65583**

**(855) 289-3478**

**<https://livingthedreamland.com/>**

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