

PROPERTY INFORMATION & IMPROVEMENT HISTORY

61419 Crooked Creek Place
New London, MO 63459

Ralls County, Missouri
19.73± Acres
4 Bedroom • 3 Bath Brick Ranch Home

PROPERTY OVERVIEW

This beautiful 19.73± acre property offers an exceptional combination of comfortable country living, recreational opportunities, and privacy. The property features a well-maintained brick ranch home with a walkout basement, a spring-fed pond with room for future enlargement, open ground, wooded acreage, and rolling terrain.

One of the property's most appealing features is the exceptional view from the front of the home, offering beautiful seasonal changes throughout the year.

Built in 1996 and owned by the same family since construction, this property reflects nearly 30 years of pride in ownership, thoughtful improvements, and meticulous care.

PROPERTY FEATURES

- 19.73± Acres
- 4 Bedroom, 3 Bath Brick Ranch Home
- Walkout Basement
- Spring-Fed Pond with Room for Future Enlargement
- Open Ground and Woods
- Rolling Terrain
- Exceptional Seasonal Views
- Attached 2-Car Garage
- Walkout Basement Garage
- Concrete Vault/Safe Room with Steel Door
- Custom Oak Cabinets
- Built-In Oak Bookcase
- Hard-Wired Internet
- All-Electric Home
- Geothermal Heating & Cooling System
- Rural Water Service
- Ralls County Electric

- Rural Trash Pickup Available
- Mail Delivery at County Road
- Outside Water Hydrant
- Outside Electric Service
- Concrete Bridge Over Creek on Private Road
- Chain-Link Fenced Patio/Yard Area
- Lower Patio with Water and Electric Service for Future Hot Tub
- No HOA
- Neighbors Cooperate on Private Road Maintenance
- All Surrounding Acreage Has Been Sold

PROPERTY IMPROVEMENT TIMELINE

1996

- Home constructed
- Owners moved into home in November 1996

2007–2013

- Home used on a limited basis due to work-related travel

2011

- New roof installed
- 50-year certified shingles

2014

- Back patio added
- Pergola added

2015

- Rock accent wall installed in living room

Hall Bathroom Remodel

- New shower
- New toilet
- New vanity top
- New lighting
- New flooring

Additional Improvements

- Interior painted:
 - Living Room
 - Kitchen
 - Dining Room

- Hallway

- New carpet installed:
 - Living Room
 - Dining Room
 - Hallway

2018

Hall Bathroom Remodel

- New shower
- New toilet
- Double-sink vanity top
- Over-mirror lighting
- New flooring
- Fresh paint
- Crown molding

Den Improvements

- Hardwood flooring
- Fresh paint
- Ceiling fan
- Woodwork updates

2020

- New geothermal system installed
- New water heater installed

2023–2024

Basement Renovation Following Water Heater Failure

General Improvements

- New carpet and pad
- Sheetrock replaced along lower walls
- New insulation
- New baseboards
- Fresh paint
- Exterior basement door replaced

Basement Bathroom Updates

- New tub and shower
- New toilet

- Existing custom oak vanity retained
- New vanity top
- New vanity lighting
- New plumbing fixtures
- New overhead lighting

Basement Bedroom Updates

- New carpet
- New lighting
- New baseboards
- Sheetrock and insulation replaced up to approximately 24 inches
- Fresh paint
- New closet

Hallway Updates

- Fresh paint
- New baseboards

Mechanical & Utility Improvements

- New floor drain installed in furnace room
- New 50-amp electrical service (camper hookup) installed to:
 - Backyard pole
 - Basement driveway area

2024

- New cookstove installed
- Dishwasher replaced

2025

- Tree in backyard trimmed
- Walnut tree harvested

2026

- New Genie garage door opener installed

ADDITIONAL INTERIOR FEATURES

- Custom oak cabinetry
- Built-in oak bookcase
- Alarm system wiring installed (currently inactive)
- Whole-house attic fan
- Additional washer and dryer hookups located in mudroom storage closet

ADDITIONAL EXTERIOR FEATURES

- Three of five gutter downspouts drain underground
- Outside water hydrant
- Outside electric service
- Concrete bridge over creek on private road
- Chain-Link fenced patio and yard area
- Lower patio with water and electric service suitable for future hot tub installation

INCLUDED WITH SALE

- All kitchen appliances
- Built-in den bookcase

EXCLUDED FROM SALE

- Dining room shelf
- Small kitchen shelf
- Decorative landscape rock located in flower bed

OWNERSHIP HISTORY

- Home built in 1996
- Owned by the same family since construction
- Nearly 30 years of pride in ownership, thoughtful improvements, and meticulous care