

2400 SQ FT Shouse, 1176 sq ft Living, Remaining
Insulated Garage, 2) 22x22 Detached Garage, 12x32 Tiny
House, Texas County
7195 Highway Kk
Hartshorn, MO 65479

\$428,800
39.65± Acres
Texas County



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Texas County
Hartshorn, MO / Texas County**

SUMMARY

Address

7195 Highway Kk

City, State Zip

Hartshorn, MO 65479

County

Texas County

Type

Hunting Land, Single Family, Recreational Land

Latitude / Longitude

37.30627 / -91.690201

Dwelling Square Feet

1,176

Bedrooms / Bathrooms

1 / 1

Acreage

39.65

Price

\$428,800

Property Website

<https://mossyoakproperties.com/property/2400-sq-ft-shouse-1176-sq-ft-living-remaining-insulated-garage-2-22x22-detached-garage-12x32-tiny-house-texas-county-texas-missouri/113572/>



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PROPERTY DESCRIPTION

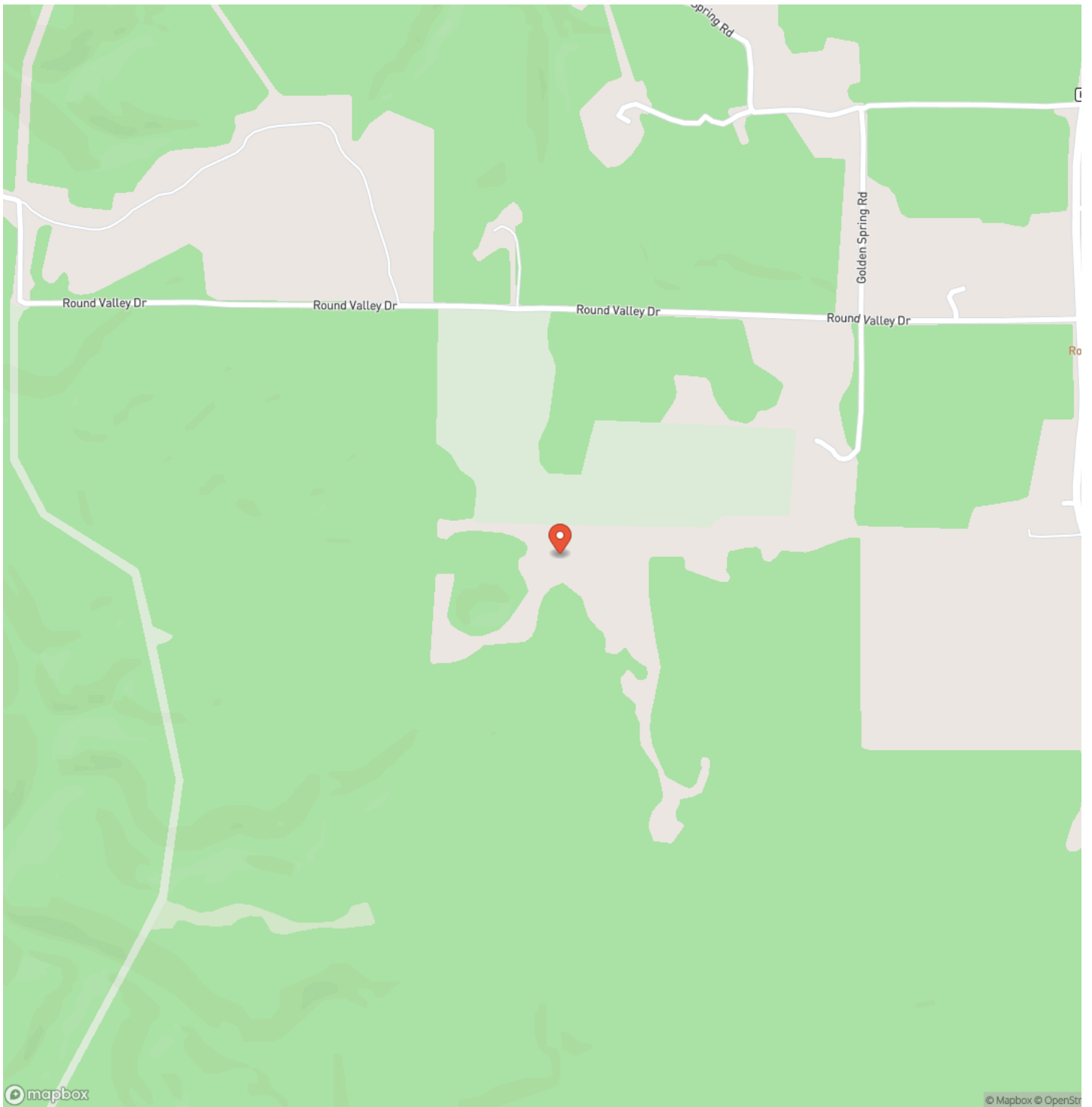
Tucked away in the Ozarks, 40 Surveyed acres of untouched paradise in the heart of Texas County—one of Missouri's top deer hunting destinations. This 1176 sq ft newly built (2024) barndominium-style home offers the perfect blend of modern comfort and wide-open country living. Located down a private road welcomes you in. Relax and take it all in from the covered 12x40 porch or 12x40 covered patio ideal for quiet mornings or evening sunsets. Inside the entry opens to a warm and inviting main living area accented by 12' ceilings, creating an elevated yet cozy feel. The kitchen features light Hickory cabinets, lots of counter space, and a living room with a cozy wood stove. Offering 1+ (second bedroom is non-conforming) spacious bedroom and full bathroom, 13x9.9 pantry and a 25x9.9 mud room, the layout is both functional and comfortable; with an additional 1224 sq ft insulated garage space with ventless heat and large loft storage area. The home is equipped with a brand-new well and septic system, plus central heat and air for year-round comfort. Lots of room for expansion with minimal work. The property truly shines outdoors with a detached 22x22 garage with electric, 22x22 shop with concrete floor, perfect for work or hobbies. Chicken coop with covered run and hen boxes. The land is loaded with abundant wildlife, making it ideal for hunters and outdoor enthusiasts. A bonus; a custom 12x32 tiny house (insulation, wiring, wood stove, bathroom sink and lights are in place) located on the property provides additional lodging or a great base during hunting season. Enjoy ATVs, four-wheelers, or UTVs trails. A versatile property with endless opportunities for recreation, hunting, or peaceful country living... Enjoy peaceful country living with the convenience of being just a short distance from the Current River and small rural towns.

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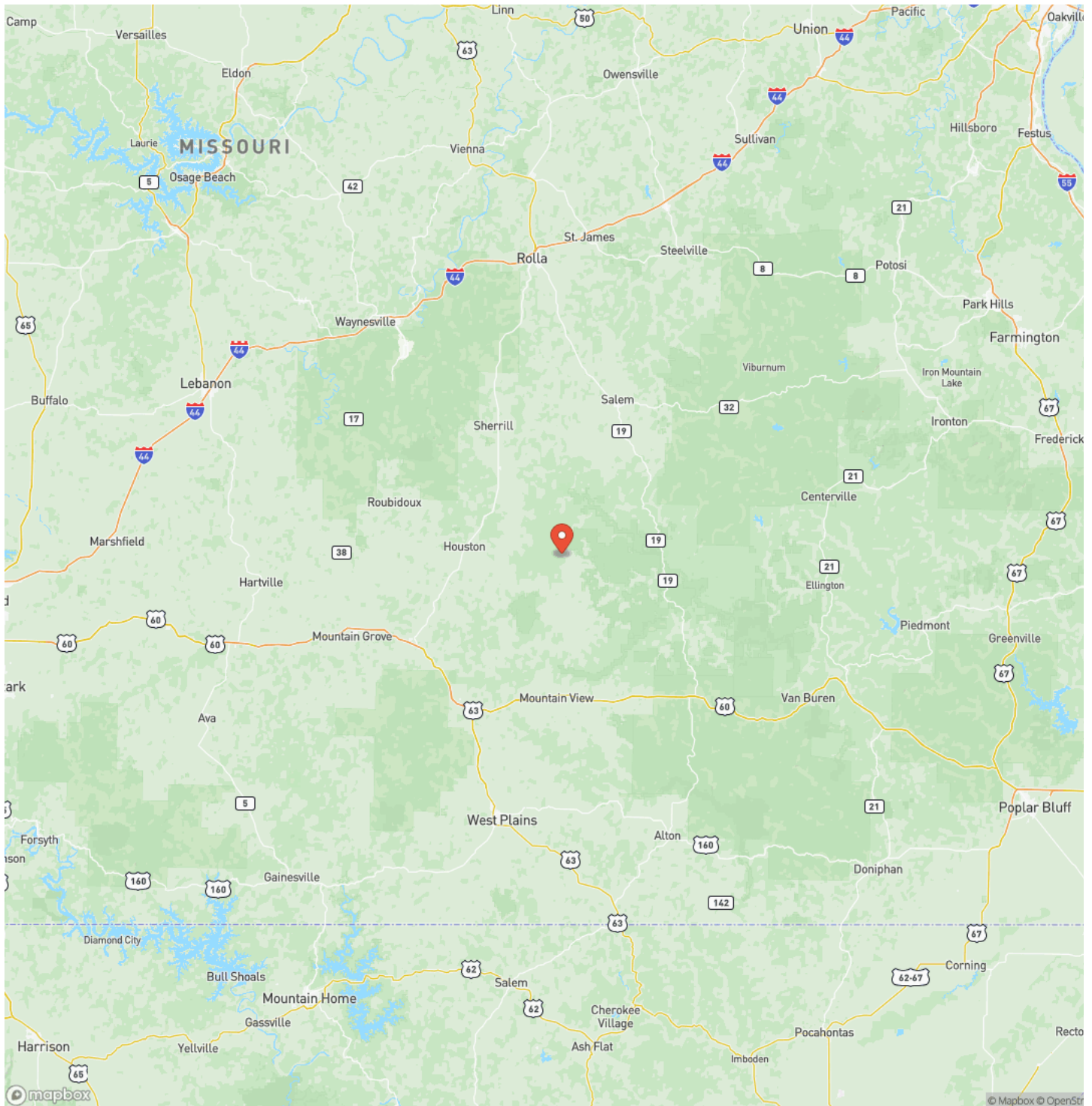
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Locator Map



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Satellite Map



This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
<https://mossyoakproperties.com/>
