

80.71 Acres, Shouse, Equipment Shed with Shop, Private
Setting Pond Texas County
12192 Stave Mill Road
Cabool, MO 65689

\$530,000
80.710± Acres
Texas County



**80.71 Acres, Shouse, Equipment Shed with Shop, Private Setting Pond Texas County
Cabool, MO / Texas County**

SUMMARY

Address

12192 Stave Mill Road

City, State Zip

Cabool, MO 65689

County

Texas County

Type

Farms, Hunting Land, Residential Property, Recreational Land,
Single Family

Latitude / Longitude

37.151967 / -92.155239

Taxes (Annually)

1086

Dwelling Square Feet

1744

Bedrooms / Bathrooms

2 / 2

Acreage

80.710

Price

\$530,000

Property Website

<https://mossyoakproperties.com/property/80-71-acres-shouse-equipment-shed-with-shop-private-setting-pond-texas-county-texas-missouri/52952/>



MORE INFO ONLINE:

MossyOakProperties.com



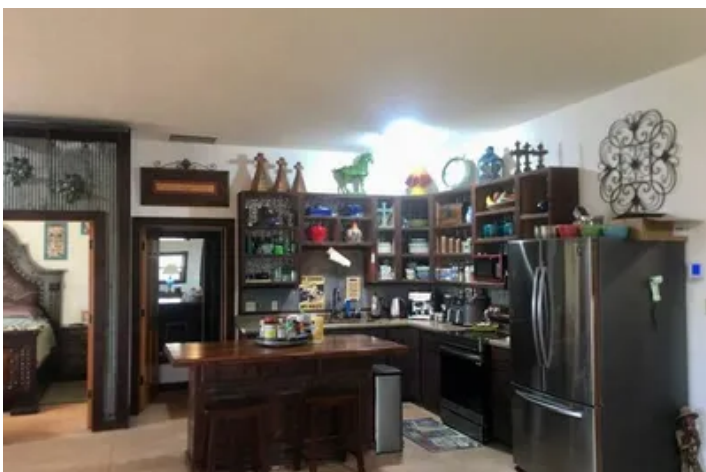
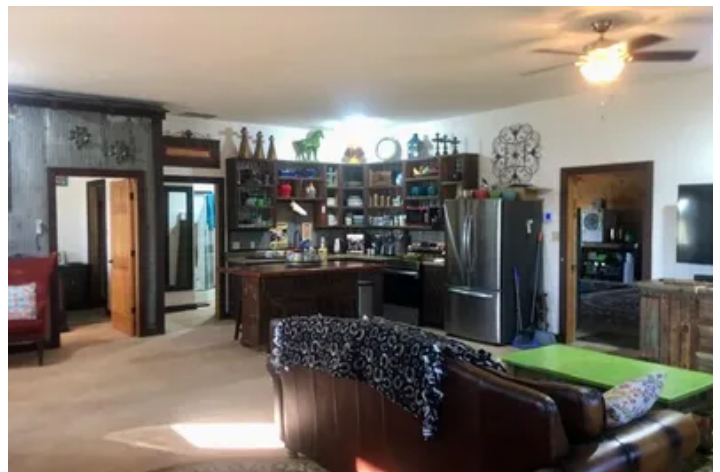
80.71 Acres, Shouse, Equipment Shed with Shop, Private Setting Pond Texas County Cabool, MO / Texas County

PROPERTY DESCRIPTION

This private setting 80 acre farm mixture of pasture and woods is located in the Ozarks. Situated between Cabool and Mountain Grove. The tree lined driveway will lead you to this super-secluded Shouse/ Barndominium offering 2 bed, 2 Bath (one bath being fully handicap accessible) open floor plan with Finished concrete floors and other rustic decor create a warm, cabin-feel. Foam insulated with New York Central Heat and Air and a wood stove in the corner really does make it a warm hideaway in the country! Added bonus: Check out the Covered Porch and Outdoor Kitchen and Outdoor Shower! Drilled well, electricity, septic tank, machine shed, shop, large pond and fences are in place! The hay fields abundantly produce and there is some marketable timber! There is a deeded easement from Stave Mill Road to the property. It is fenced and tree lined, very well established and a beautiful entry! No restrictions! Buyers don't delay! super-secluded! Home could be a 3 bedroom. Linda [417-274-0142](tel:417-274-0142)



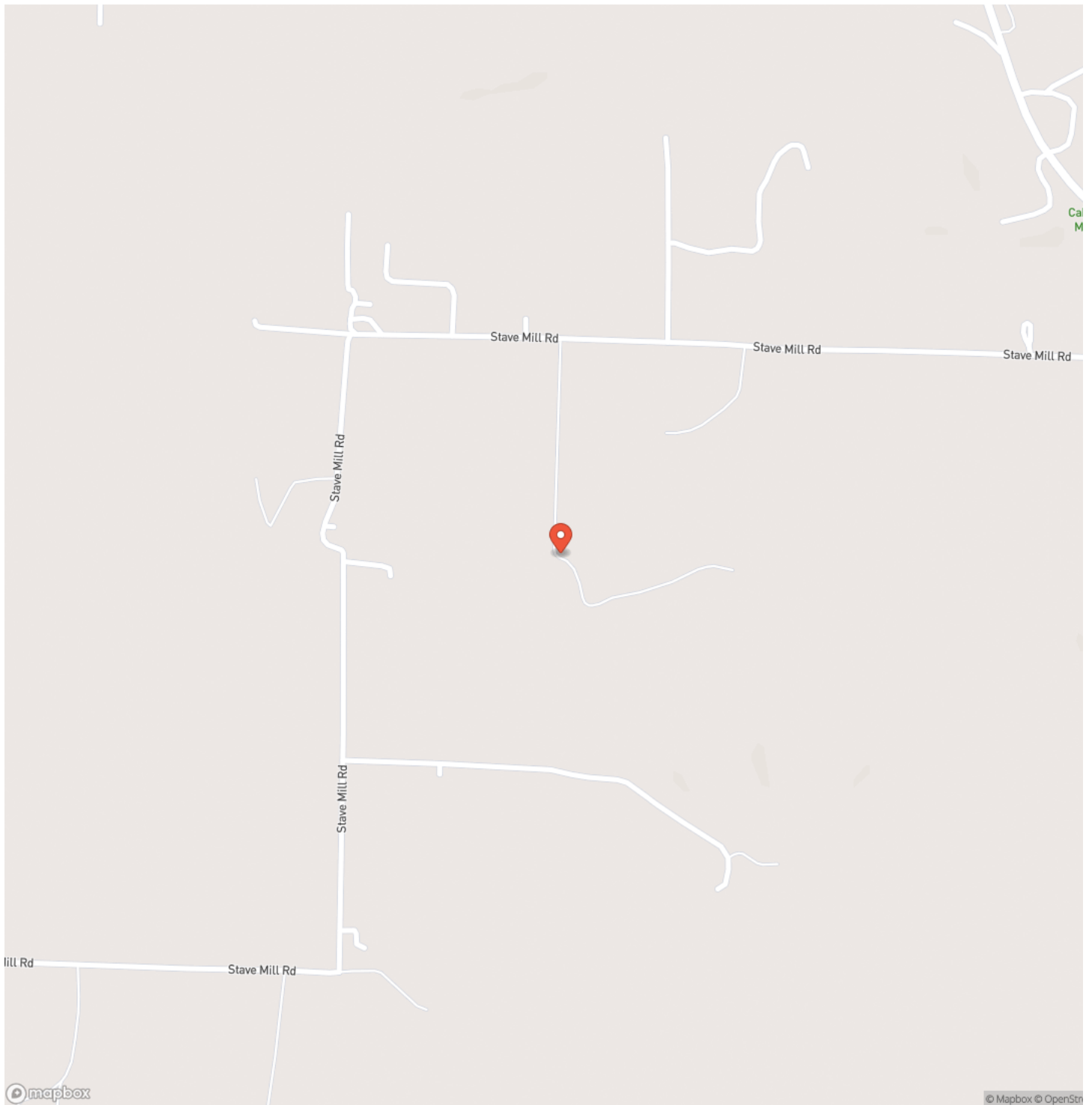
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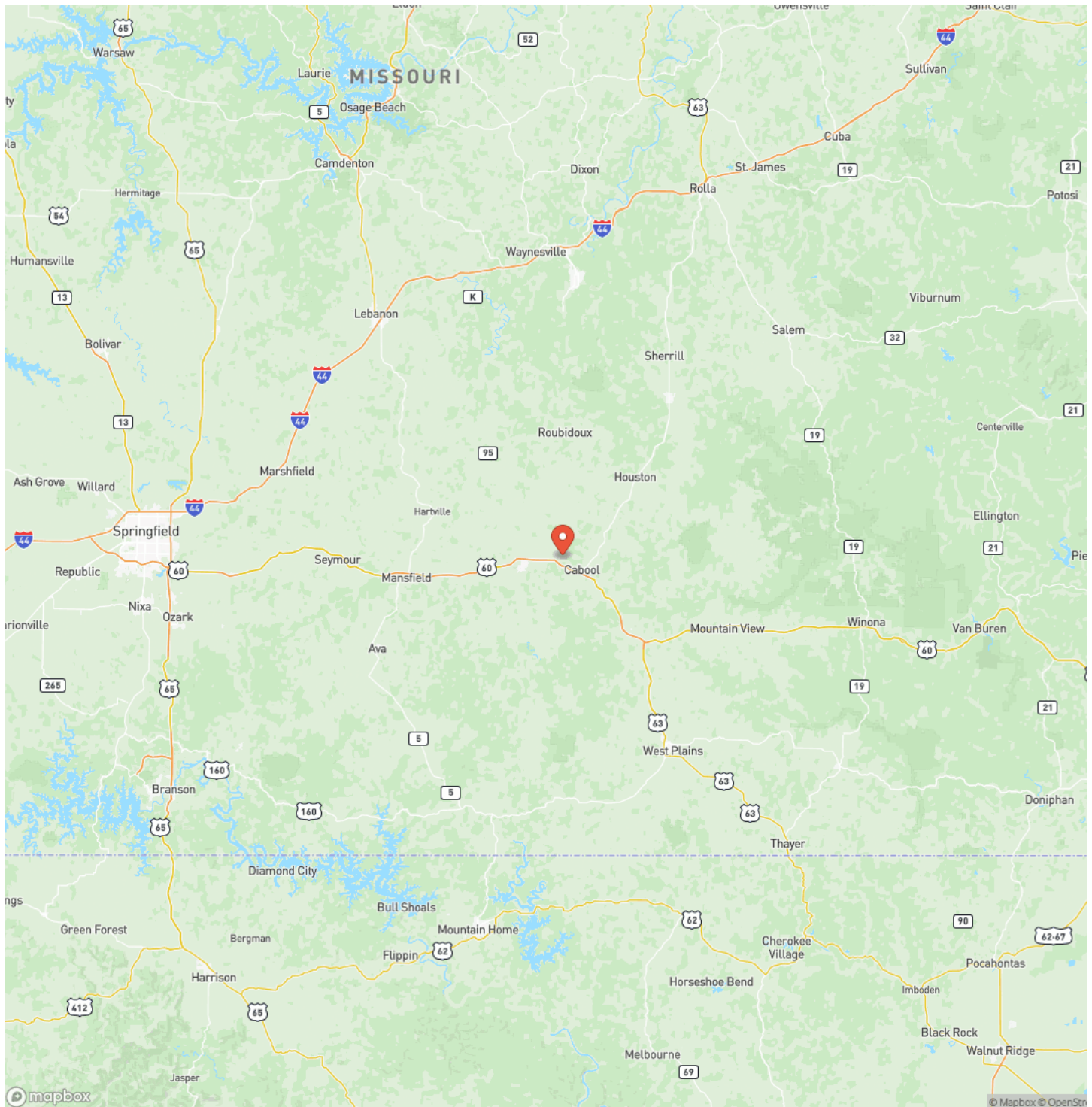
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Locator Map



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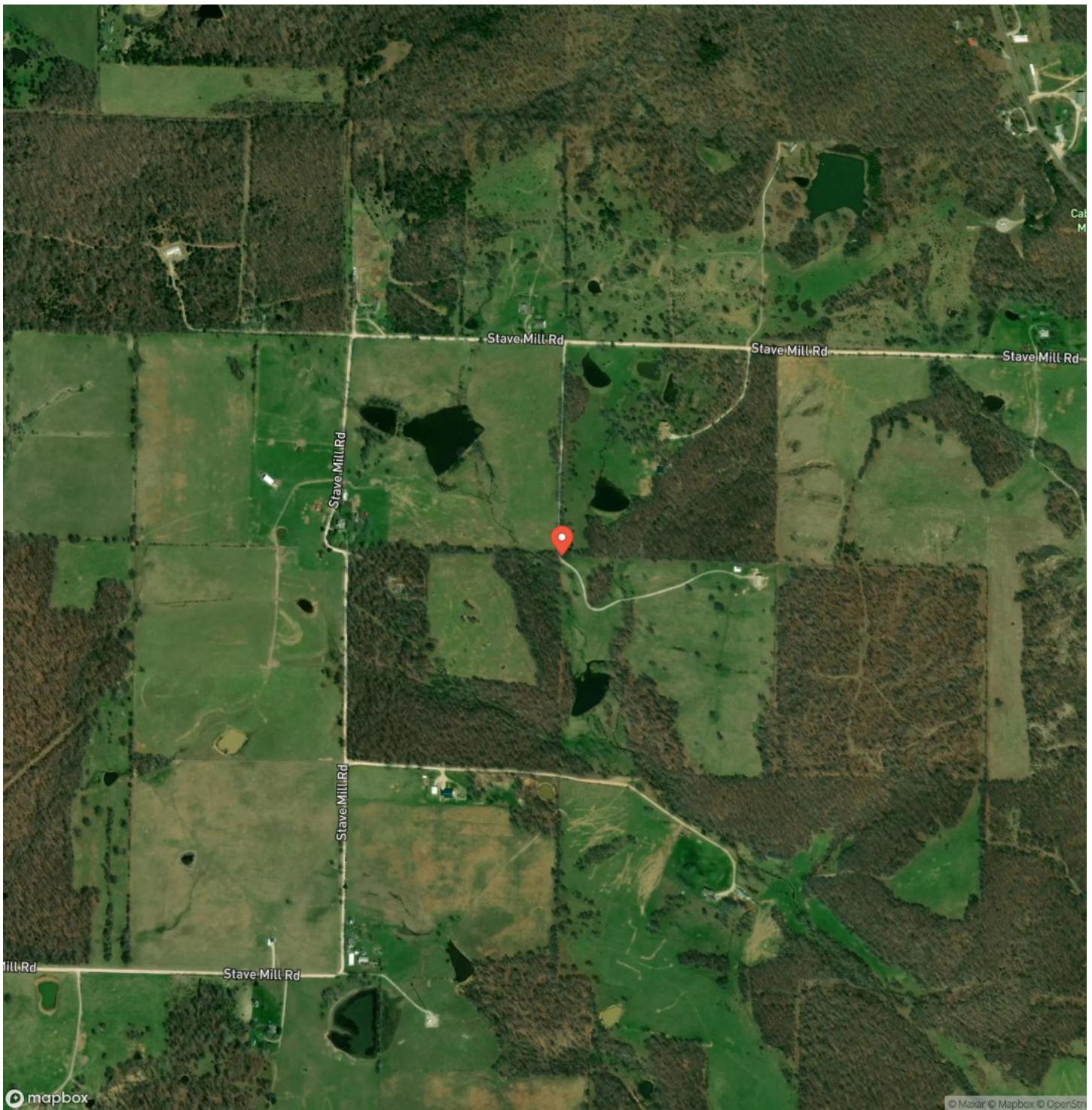
Locator Map



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Satellite Map



This image shows a blank sheet of white paper with horizontal 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.



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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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