

19816 E. Hwy 32
Salem, Missouri, 65560

Main Residence

7600 Square ft. Main Residence.....(2/3 mile into property from Front Gate)
10 ft. to 17 ft. ceilings on main floor & 9 ft. ceilings on other floor
5 B/R, 3 ½ + ½ + Baths
49 x 31 x 12 attached fully finished insulated 3 car garage
"Open Cell" spray foam insulation (6" on walls & 10" in attic)
In-floor hydronic heating system heated by Outdoor Wood Boiler (< \$50 for 5-6 months of heat)
"Pump & Dump" Ground Source Geothermal Heating and Cooling System
"Quiet-Cool" dual whole house fan (very efficient and quiet)
345 ft well; 43gpm; with a 2 h/p, 28 gpm Grundfos well pump
Commercial "Thermasol" steam shower in master bath
Constant Pressure Well Pump System
"Budgetwater" maintenance free Water Softener and maintenance free Terminox Iron Filtration System (although Iron is not a factor in my water)
2 dishwashers in kitchen and 2 washer and 2 dryers in laundry room
2 x 80 gallon self cleaning "Smart" Hot water heaters in mechanical room
Intercom System with "room to room" talk capabilities
20 ceiling fans throughout home
Approx. 2200 square ft. of wrap around decking
Helipad on property at front of main home
2 1/2 acre "stocked" Pond with a fountain off the deck area
Bond Fire area w/slab off the deck area
40 x 60 Insulated metal barn on Slab behind the main home w/ attached 22 x 60 overhang for R.V., etc.
30 x 50 Poly-carbonate Greenhouse with Raised Beds and auto watering system
Outside garden area with Raised beds
Small orchard with apple, peach, and pear trees and blueberries
12 x 22 enclosed dog run on slab
50 x 70 chicken pen area with Shipping Container chicken house (Hidden from sight)

2nd Home

Home is located at the front entrance to Property with approx 2000 +/- sq. ft., metered separately for a Rental, Caretaker, or Guest house....(currently rented \$600.00/mo.)

3 B/R ; 1 Bath
22 x 22 deck
30 x 50 metal Barn (on slab)

LAND

Wireless Gate Entry at front of ;property
200 acres with deer and turkey everywhere!
Borders National Forest on 2 sides
Live "year round" water.....Barney Creek
5 to 6 springs on property

CENTURYLINK INTERNET

AT&T CELL SERVICE

BLACK RIVER ELECTRIC COOP.

SECLUDED LOCATION AND ONLY 20 MINUTES TO SALEM, MO

APPROX. 2 HOURS TO ST LOUIS AIRPORT