



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

4 Bed/2.75 Bath Home on 77± Acres for Sale - Adair County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

PRICE REDUCED!



PROPERTY ADDRESS:

29681 State Hwy 11
Kirksville, MO 63501

PRICE: \$649,900

ACRES: 77±

COUNTY: Adair

PROPERTY HIGHLIGHTS:

- 4 Bed/2.75 Bath Home with Some Unique Features
- 36x52 Pole Barn
- Highway Frontage
- Creek
- Hunting Opportunities
- Income from 35± Acres of Hay/Cropland
- Stocked Spring Fed Lake

PROPERTY DESCRIPTION:

Located along Highway 11 and a short 5 miles from the city limits of Kirksville sits this 4 bed, 2¾ bath house on 77± acres of mixed woods and cropland. There is a stocked spring fed lake. Steer Creek meanders across the entire property.

As you enter the front door you have a view of the cozy living/dining room with fireplace and the quaint library to fill with all your favorite books. The main bedroom has an attached full bathroom with a claw foot tub and a walk-in closet. The kitchen is adjoined to the sunroom that has a picturesque view of the backyard. Outside the sunroom is a Jacuzzi where you can relax and enjoy the view of the lake. There is also a large foyer area, office, and a ¾ bathroom/laundry room on the main level. Upstairs



PRESENTED BY:

MIKE SHARPE

Land Specialist

M: (573) 721-0944

P: (855) 573-5263 x753

E: msharpe@trophyapa.com

ELIZABETH HOPKE

Land Specialist

M: (573) 473-0501

P: (855) 573-5263 x734

E: ehopke@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

4 Bed/2.75 Bath Home on 77± Acres for Sale - Adair County

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com

are 3 bedrooms, 1 full bathroom and a large open area that overlooks the sunroom. There are wood floors throughout most of the house.

The 36'X52' pole barn is the perfect place to park all your toys for playing around on the farm. This barn has four stalls, a concrete floor, and electric.

Unique features in the house:

- The ceiling throughout most of the house is from the bank ceiling of the last bank robbery of John Dillinger
- The wood flooring is roughly 150 years old and was from an old church.
- There is a Tulikivi (oven/home heater) in the kitchen that was brought in from Norway
- Convent windows in living/dining room are over 100 years old.



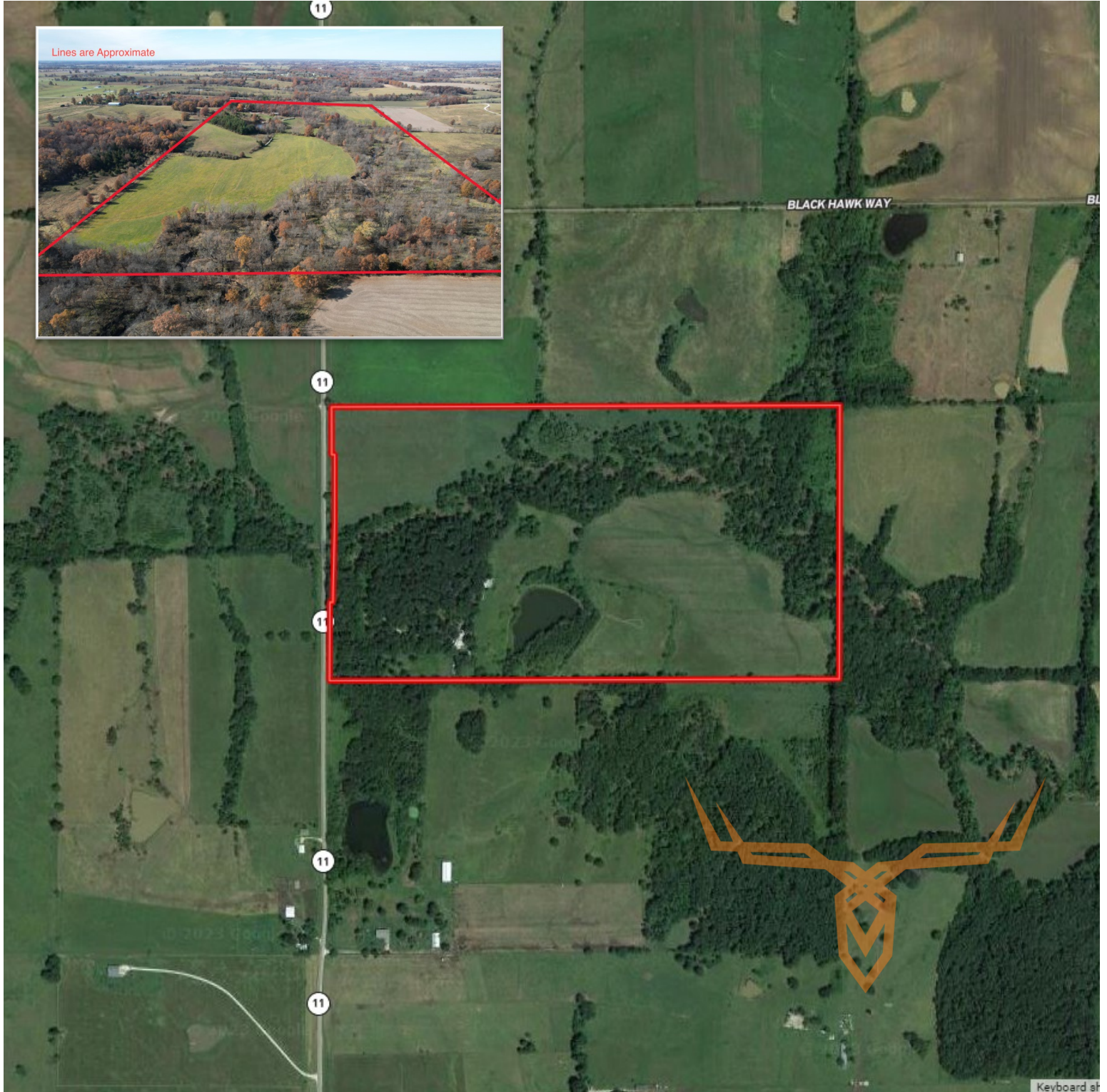
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

4 Bed/2.75 Bath Home on 77± Acres for Sale - Adair County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals