

17236 County Rd. Rolla, Mo. 65401

SALE PRICE: \$1,600,000



Contact

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Tom Shaw Sr.

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Wow wait until you see this one of a kind Equine facility in the State!! Approx 240 ± acres of the most pristine horse property..2 barns-1st heated barn with 10-12x14 stalls, auto wash racks, tack room, with covered riding arena, attached apartment with full bath, kitchen and bed/Lr. combo. Round pen, 9 total fenced pastures, viewing stand, 2nd barn with 8 12x12 stalls. Not only does the main barn have an attached apartment but there is a one of a kind 2 bed home with full bath eat in kitchen, family room, office and screened in porch...House has top of the line interior finish.....This is a truly beautiful equine estate...By Appt. only Cathy Shaw Connely or Tom Shaw Sr. must accompany.

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>BARNs</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
RANCH	5	2	1 Full	2	240.00± ACRES	ROLLA

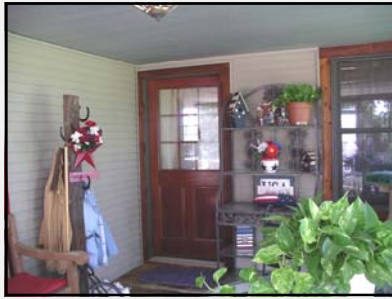
DIRECTIONS:

Go Hwy 44 west to Rolla exit go right on over pass then go right on North service road then go left on first street on left County Road then look for unique fencing on right approx 3-4 miles on right...Cannot miss this unique equine center.....



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<i>GREAT ROOM</i>	<i>LIVING ROOM</i>	<i>FAMILY ROOM</i>	<i>DINING ROOM</i>	<i>DEN</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>N / A</i>	<i>17' X 13'</i>	<i>N / A</i>	<i>10' X 7'</i>	<i>N / A</i>	<i>17' X 10'</i>	<i>N / A</i>

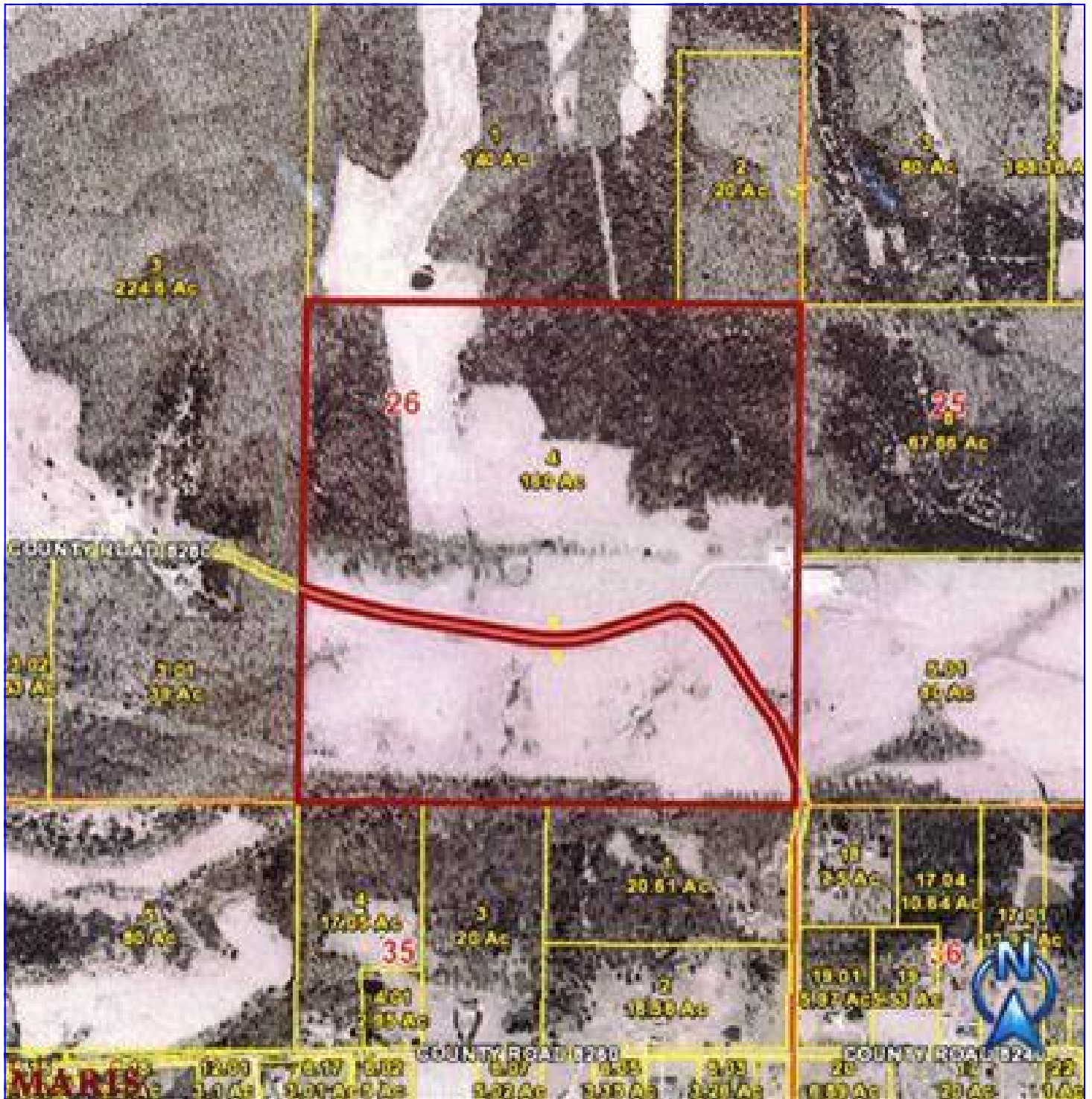
<i>MASTER BEDROOM</i>	<i>SITTING ROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
<i>15' X 12'</i>	<i>N / A</i>	<i>15' X 10'</i>	<i>N / A</i>	<i>N / A</i>	<i>N / A</i>	<i>N / A</i>

<i>CONSTRUCTION</i>	<i>AGE</i>	<i>HEATING</i>	<i>COOLING</i>	<i>FIREPLACES</i>	<i>LOT DESCRIPTION</i>	<i>AMENITIES</i>	<i>TAXES</i>	<i>ASSOCIATIONS FEES</i>
<i>LOG</i>		<i>PROPANE: FORCED AIR</i>	<i>ELECTRIC: CENTRAL</i>		<i>LEVEL LOT PASTURE GENRLY ROLLING</i>	<i>INDOOR & OUTDOOR RIDING AREANA</i>	<i>\$1,756.00</i> <i>2010</i>	<i>NONE</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>PHELPS</i>	<i>ELECTRIC, PHONE, PROPANE WELL & SEPTIC</i>	<i>HIGH SCHOOL: MIDDLE SCHOOL: ELEMENTARY:</i> <i>ROLLA ROLLA MARK TWAIN</i>



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