

# *21852 Howard Branch Rd Warrenton, Mo. 63383*

***SALE PRICE: \$999,000***

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This 50 acre property was planned and developed for a nursery, but could have numerous uses, Corporate retreat, Equestrian property, Ect.. Gently rolling hills and a pond surround the serene setting with two homes plus a complex containing 7+ out buildings: Morton Gambrel Pole Barn (partially heated and A/C), 2 aviaries, horse barn, office, greenhouse, storage barn and more. The charming 4 bedroom main house with its fabulous wrap around porch was recently renovated and has a state of the art commercial kitchen opening to a hearth room with stone fireplace and vaulted ceilings. Upgrades and amenities abound. The 2 story guest residence is approximately 7 years old with all pine wide plank wood floors, wonderful porch, charming living room, finished lower level. There is additional land adjacent from property for sale, ML #90004072(175 ac.) Weekends best for apts. Guest house is currently being rented. Picture from 07.

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>CARPORT</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
<i>2 Story</i>	<i>7</i>	<i>4</i>	<i>4 Full 1 Half</i>	<i>1</i>	<i>50.0± Acres</i>	<i>WARRENTON</i>

**DIRECTIONS:**

*Take 40/61 to Hwy 70 W. to exit 193(Warrenton, Hawk Point) Turn L. on Hwy 47 for 9.3 mi. to Hwy N, then R. on Hwy N for 1 mi. Go R. on Dry Fork Rd. at baseball fld. Take Dry Fork Rd. for .3 mi. and stay left to Howard Branch Rd./ go 1 mi on Howard Br. to home*



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<i>FAMILY ROOM</i>	<i>LIVING ROOM</i>	<i>GREAT ROOM</i>	<i>DEN OFFICE</i>	<i>HEARTH ROOM</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>15' X 14'</i>	<i>N / A</i>	<i>N / A</i>	<i>15' X 14'</i>	<i>N / A</i>	<i>34' X 28'</i>	<i>13' X 11'</i>

<i>MASTER BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
<i>15' X 14'</i>	<i>15' X 13'</i>	<i>16' X 15'</i>	<i>16' X 15'</i>	<i>N / A</i>	<i>N / A</i>	

<i>CONSTRUCTION</i>	<i>AG E</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>VINYL SIDING</i>	<i>90</i>	<i>PROPANE: FORCED AIR ZONED</i>	<i>ELECTRIC: CENTRAL, ZONED</i>	<i>1 WOOD BURNING</i>	<i>WOODED BACK TO TRESS SUIABLE FOR HORSE PASTURE LAKE POND</i>	<i>JET TUB UNDER GROUND UTILITIES WORKSHOP</i>	<i>\$11,735.00 2008</i>	<i>\$3,627.00 YEARLY</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>WARREN</i>	<i>ELECTRIC, PROPANE , PHONE, WELL &amp; SEPTIC</i>	<i>HIGH SCHOOL WARRENTON MIDDLE SCHOOL: WARRENTON ELEMENTARY: WARRENTON</i>

# GUEST HOUSE



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