

# WELCOME TO 3360 HWY 123

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**ADDRESS:** 3360 Hwy 123, Humansville, MO 65674

**PRICE:** \$115,400

**BEDROOMS:** 3

**BATHROOMS:** 2

**LIVING AREA:** 1,568 SF

**TAXES:** \$0

**TAX YEAR:** 2023

**HOA FEES:** N/A

## PROPERTY HIGHLIGHTS:

- 3 bed 2 bath manufactured home on 0.86 ac lot
- Bonus room off Master suite
- Laminate Flooring
- Carport with enclosed storage
- Owned propane tank
- Fenced for pets
- Private well
- Covered back deck
- Easy access to Highway 13
- Centrally located between Pomme De Terre Lake and Stockton Lake
- 12 minutes to Bolivar

## PROPERTY DESCRIPTION:

Situated less than 15 minutes to Bolivar on a spacious 0.86-acre lot in Humansville, Missouri, this 1,568 sq. ft. home combines comfort, practicality, and a prime location. Manufactured in 2000 and set on a permanent foundation, the home features 3 bedrooms, 2 bathrooms, and a bonus room off the master suite. The kitchen and dining room equipped with a newly tiled backsplash along with the matching island featuring a large farmhouse sink and new faucet. The HVAC is a forced-air, propane heating system, and central electric AC. The property includes a carport with enclosed storage, a covered back deck for relaxing outdoors, and a fenced yard for pets. Additional features include a private well, lagoon, and an owned propane tank, adding to the home's functionality. The concrete block crawlspace and slab with tie-downs offer extra stability and peace of mind. Conveniently located between two of the best fisheries, Pomme de Terre Lake and Stockton Lake, with easy access to Highway 13, this property is perfect for those seeking a peaceful area close to outdoor recreation and modern conveniences.



**PRESENTED BY:**

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