



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

Spacious ICF Home on 40± Acres Near Mark Twain Lake For Sale—Ralls County

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PROPERTY ADDRESS:
44096 Reeser Place
Monroe City, MO 63456

PRICE: \$739,000
ACRES: 40±
COUNTY: Ralls

PROPERTY HIGHLIGHTS:

- ICF Built Home
- 2300 sq ft
- 5 Potential Bedrooms & 2.5 Baths
- 70x40 Pole Barn w/additional living
- Monroe City School District
- Near Mark Twain Lake

PROPERTY DESCRIPTION: Located near Mark Twain Lake, this 40±-acre property offers a mix of recreation and livestock use. The land features whitetail deer, turkey, and small game hunting, along with a fenced pasture currently used for cattle. A 28x40 pole barn provides shelter for livestock, and there's also a chicken coop ready to go.

The home is an ICF (insulated concrete form) structure, built for efficiency and strength. This 2300 sq ft home is located in the Monroe City, MO school district and near the Mark Twain Lake, Jellystone Park, and Spalding Beach. This home could be classified as a 5-bedroom, 2.5-bath. The main living area includes a wood stove and a large open kitchen/living room combo. It's built with functionality in mind and plenty of space to finish as you choose. The property also has access to a private lake, great for fishing and swimming. There is also a small boat dock.

There is a 70x40 pole barn with the main shop is a 51x40 with concrete floors. Inside, you'll find a 31x19 room currently being used as a home gym, an 8x11 office, and an 8x8 bathroom that's roughed in. It's a solid setup for someone needing work or storage space with room to grow. This is a well-rounded farm setup with ample space for hunting, raising livestock, and enjoying the country life—all within close proximity to the lake.

Listed in cooperation with See Real Estate, LLC.

For more information or to schedule a showing call or text **Jason Chinn (573) 514-9368**.



PRESENTED BY:

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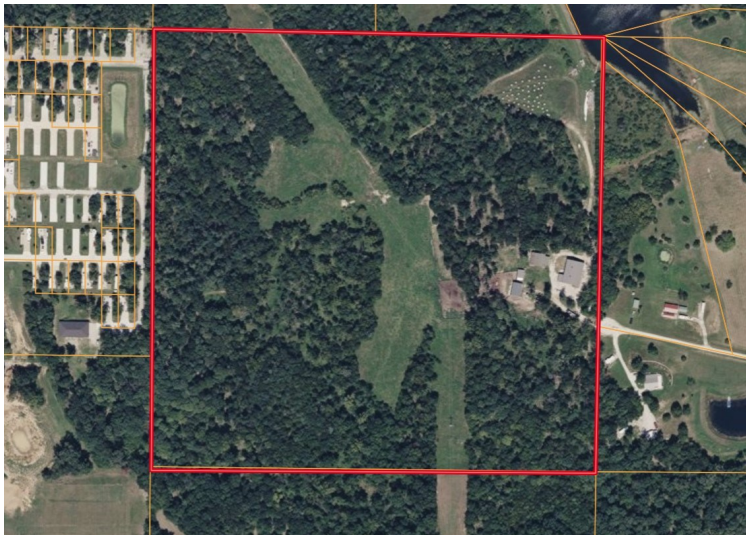
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals