

REAL ESTATE AUCTION

Country Showplace at Midnight Ride Ranch

9348 E. Farm Rd. 116, Strafford, MO 65757

PROPERTY INFORMATION

Location:	9348 E. Farm Rd. 116, Strafford, MO 65757
County:	Greene
Property Type:	Residential
Bedrooms & Baths:	6-7 Bedrooms / 7 Bathrooms
Parking:	Attached 3 Car Garage
Year Constructed:	1996
Builder:	Shannon Lea
Exterior:	Brick
Roof Top:	Slate
Square Footage:	10,528 +/- Sq. Ft.
Acreage Size:	81.95 Acres
Outbuildings:	See <i>Formal Property Features List</i>
Real Estate Taxes:	TBA
Electric	Southwest Electric
Gas:	Propane Tank (Titan Propane - leased)
Water:	Wells - 460 ft. and 600 ft.
Sewer:	Private Septic System
Utilities:	Average Cost - \$1,000.00/mth.
School Systems:	(R6) Strafford
Fire Department:	Strafford Fire Department
Security:	Strafford Police Department/Greene County Sheriff

AUCTIONEER'S NOTE:

For additional information and details on this magnificent property, please reference the Formal Property Features List. This beautiful estate is available prior to auction. Call the auction office to schedule your private showing today!



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Property Features

➤ EXTERIOR FEATURES

- Circle Drive
- Pond with Wooden Dock
 - Fountain in the middle
 - Deepest Point is 15 ft.
- Elegant Large Backyard
 - Large Trex Deck
 - Expansive Brick Patio
 - Custom Stone Fire Pit with Rotisserie
 - Gazebo
 - Beautiful views of the treed backdrop and pond
- 4,200 sq. ft. Horse Barn
 - 14 Stalls Total (4/14 are Stallion Stalls)
 - 12'x12' Stalls
 - Ornate Brass Cap Gates on Horse Stalls
 - Heating & A/C
 - Bathroom
 - Tack Room
 - Feed Room
 - Wash Rack
 - Wash Room features stacked Whirlpool Duet washer and dryer
- 3,360 sq. ft. Metal Barn with Lean-to
 - Heating
- 2,000 sq. ft. Metal Shed
 - Heating
- Heated Green House with Large Fenced in Garden
- 2,100 sq. ft. Two Story Hay Barn
- Log shed placed on property dating back to the 1800's
- 8 Turn Out Pens
- 4 Loafing Sheds
- 65' Diameter Round Pen
- 2 Hay Rings
- Manure/mulching receiving area
- Spigots all throughout property
- 2 Wells on property (Approximately 400 ft. and 600 ft. in depth)

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Property Features

➤ INTERIOR FEATURES

- Approximately 10,528 Finished Sq. Ft.
- Main Floor Formal Living Room (18.5x24.7)
 - Hardwood Floors through out
 - 25' Vaulted Ceiling
 - Antique Ceiling Fans
 - Gas Fireplace with Antique Mantle
 - Wide-trim Oak Crown Moldings
 - Large Transom Windows
 - Custom Window Coverings
 - Formal Dining Room
 - Front Parlor/Tea Room
- Main floor features a Country Kitchen (35x16) with all-new Viking Professional Appliances
 - Viking Electric stove
 - Viking Double French Door Style oven
 - Viking Extra-large capacity Refrigerator
 - Granite Breakfast Bar
 - Natural Stone Tile Counters
 - Rope Trim on Cabinetry
- Pantry
 - Cabinet-style Built-in Sub-Zero Refrigerator and Freezer
- Master Bedroom/Bath
 - "His and Her" Vanities made with Natural Stone Countertops
 - "His and Her" Closets
 - Kohler Shower with Body Spa/Waterfall features
 - Antique Claw-foot Tub
 - Custom Window Coverings
 - Custom Built-in Cabinetry
 - Ceiling Fan
- Spacious Laundry Room
 - 2 Designer Sinks with Granite Overlay
 - Tile Countertops
 - Custom Antiqued-painted Cabinetry
 - Samsung VRT Steam Washer and Dryer
 - Expansive Storage Space
- Library
 - Custom Cherry-wood Bookcases
- Foyer features Custom Built Bench/Large Walk-in Coat Closet with ample shelving

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Property Features

- Attached 3 Car Garage
 - Lift Master Professional Garage door Heavy Duty ¾ HP
- Au Pair Quarters/In-law Quarters
 - Private Access/ Garage Access
 - Living Room with Custom Window Coverings
 - Full Kitchen with Custom Cabinetry
 - Dining Area
 - 1 Bedroom with Custom Window Coverings
 - Full Bathroom with Walk-in Shower
 - Laundry Room/Pantry
 - Wheelchair Accessibility
- Large Utility Room off Garage
 - EWC Controls, Inc. Auto Flo Steam Humidifier
 - 3 Hydro Jet Bradford White electric hot water heaters
- Three Upstairs Bedrooms include
 - Ceiling Fans
 - Full Walk-in Closets
 - Custom Bench Window Seats
 - Custom Built-in Bookcase (1 room)
- 2 Upstairs Bathrooms include
 - Custom Cabinetry
 - Kohler tub (1 bathroom)
 - Custom Tile Showers
- Media Room
- Office
- Finished Walkout Basement/Luxury Underground Living Space
 - Fortified 2' Perimeter Walls
 - Safe Room completely enclosed
 - Living Room/Recreational Room with Custom Window Coverings
 - Amish made Dry Bar
 - Full Kitchen with Custom Cabinetry/Farmhouse Sink/Tile
 - Custom Butcher Block Island
 - Bedroom with Custom Window Coverings
 - French Country Bathroom with Custom Cabinetry/Granite Countertop

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Property Features

- Total of 6 Bedrooms
 - Master Bedroom is 18x16
 - Bedroom 2 is 13.8x12
 - Bedroom 3 is 17.11x21.4
 - Bedroom 4 is 21x17
 - Bedroom 5 is 14.10x19.4
 - Bedroom 6 is 21.7x14.7
 - Safe Room currently used as a Bedroom is 27.3x17
- Total of 7 Bathrooms
 - 3 Full Baths
 - 2 Half Baths
 - 2 $\frac{3}{4}$ Baths
- Heating
 - Electric
 - Ground Source
 - Heat Pump
 - Zoned (5 Units)
- Cooling
 - Electric Cooling
 - Ground Cooling Source
 - Zoned (5 Units)
- Floors
 - Hardwood
 - Carpet
 - Tile
- Multiple staircases
- Ceiling Fans Throughout
- Custom built-ins throughout home
- Natural Stone/Granite throughout home
- Central Vacuum
- Crestron Home Automation System in Select Rooms
- Water Softener
- 6 Hot Water Heaters with circulating Hot Water
- Burglar/Fire Alarm
- Carbon Monoxide Detector
- Utilities on Main Floor
- Utilities on Second Floor
- Drapes/Curtains-All
- Shade/Blinds/Shutters
- Extensive landscaping and manicured grounds