

MIDWEST LAND GROUP PRESENTS

.67 ACRES

GASCONADE COUNTY, MO

4393 HIGHWAY EAST, NEW HAVEN, MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIQUE STONY HILL SHOUSE: ONE PROPERTY WITH ENDLESS POSSIBILITIES

Looking for a property that can adapt to your lifestyle, family, hobbies, or investment goals? This newer 80' x 40' shouse in the heart of Stony Hill offers an exceptional combination of beautifully finished living quarters, expansive shop space, outdoor entertaining, and incredible versatility, all while providing a surprising amount of privacy right in town.

The property features two beautifully finished living spaces, each offering its own unique potential. The primary living quarters encompass approximately 960 square feet and showcase a warm, upscale finish throughout. Beautiful hickory cabinetry, custom countertops, and high-end finishes give this space a comfortable yet refined feel. The layout was designed to accommodate two bedrooms, making it an excellent full-time residence, guest quarters, or private living space.

The second living area encompasses approximately 700 square feet and was originally designed as a motorcycle shop before being thoughtfully converted into additional living space. This flexible area could be ideal for an Airbnb, mother-in-law suite, guest quarters, older children, extended family, or long-term rental. The possibilities are truly endless.

The remaining shop area provides plenty of room for vehicles, equipment, hobbies, storage, or business use. The fully concreted shop floor, abundant storage space, and two automatic garage doors make this an incredibly functional workspace while maintaining the convenience of having everything under one roof. Step outside and you'll find one of the property's most inviting features: a large wrap-around deck, perfectly suited for relaxing, entertaining, grilling, or enjoying your morning coffee. The deck overlooks a beautifully manicured and landscaped yard, creating a peaceful outdoor retreat with full privacy that is rarely found in a property located right in town.

With approximately 3,200 square feet under roof, this unique shouse offers an incredible amount of flexibility. Whether you're looking for a primary residence with additional income potential, a multi-generational living arrangement, a place for your hobbies and business, or simply a property that gives you room to spread out, this one delivers.

Enjoy the privacy of your own peaceful retreat while still being right in the heart of Stony Hill. This is a property that truly needs to be seen to appreciate everything it has to offer.

PROPERTY FEATURES

COUNTY: **GASCONADE** | STATE: **MISSOURI** | ACRES: **.67**

- 80' x 40' shouse
- Built in 2018
- Beautiful private lot
- Large wrap-around porch
- Maintenance-free exterior
- Two separate living spaces
- Hickory cabinets
- Custom counters
- Income potential
- 3 bed and 3 bath
- Large shop area
- Tons of storage
- Located in Stony Hill
- Hermann School District



80' X 40' SHOUSE WITH SHOP AREA



BEAUTIFUL PRIVATE LOT



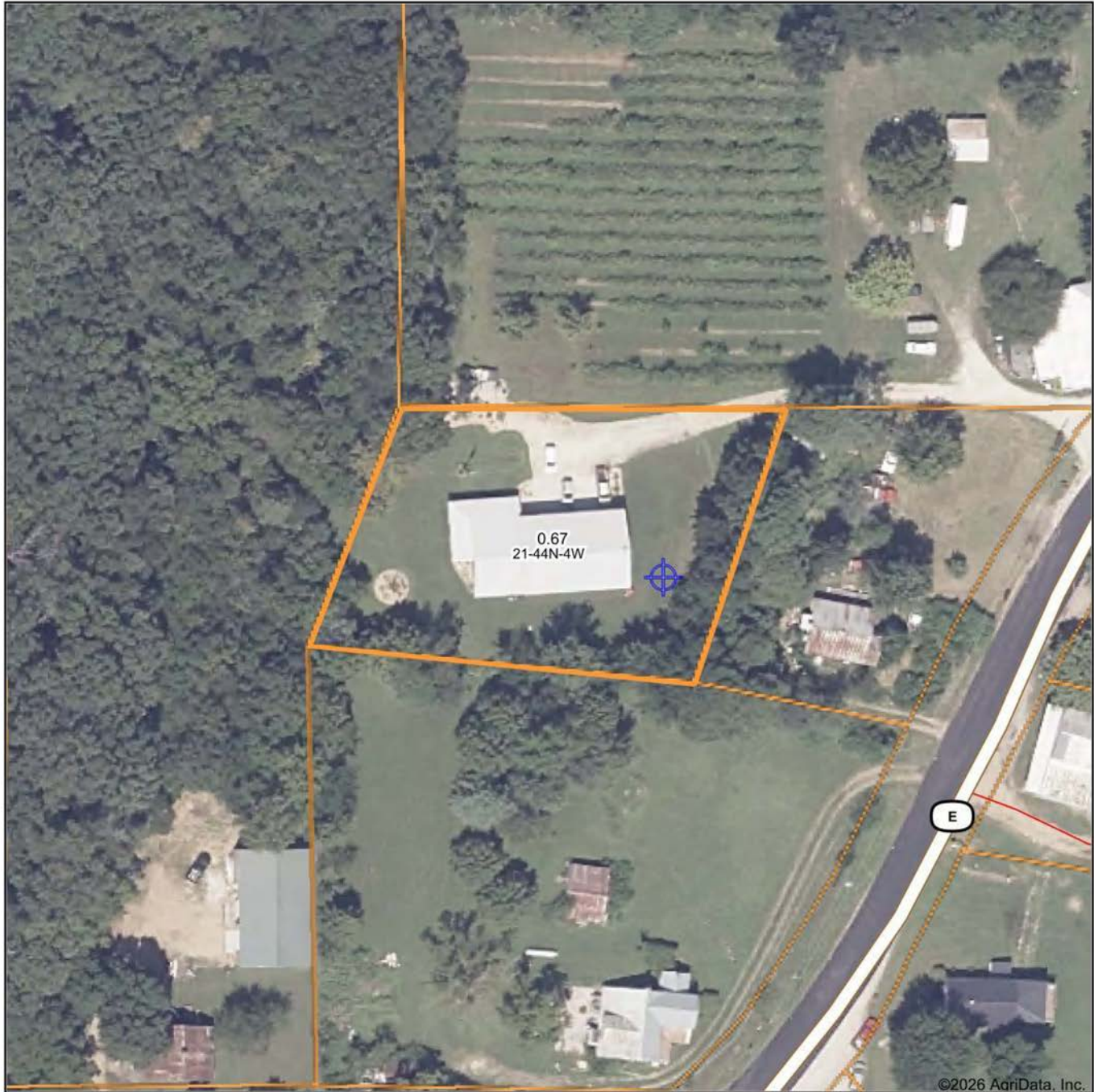
TWO SEPARATE LIVING SPACES



3 BED AND 3 BATH



AERIAL MAP



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Maps Provided By:



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Map Center: 38° 32' 37.38, -91° 22' 27.85

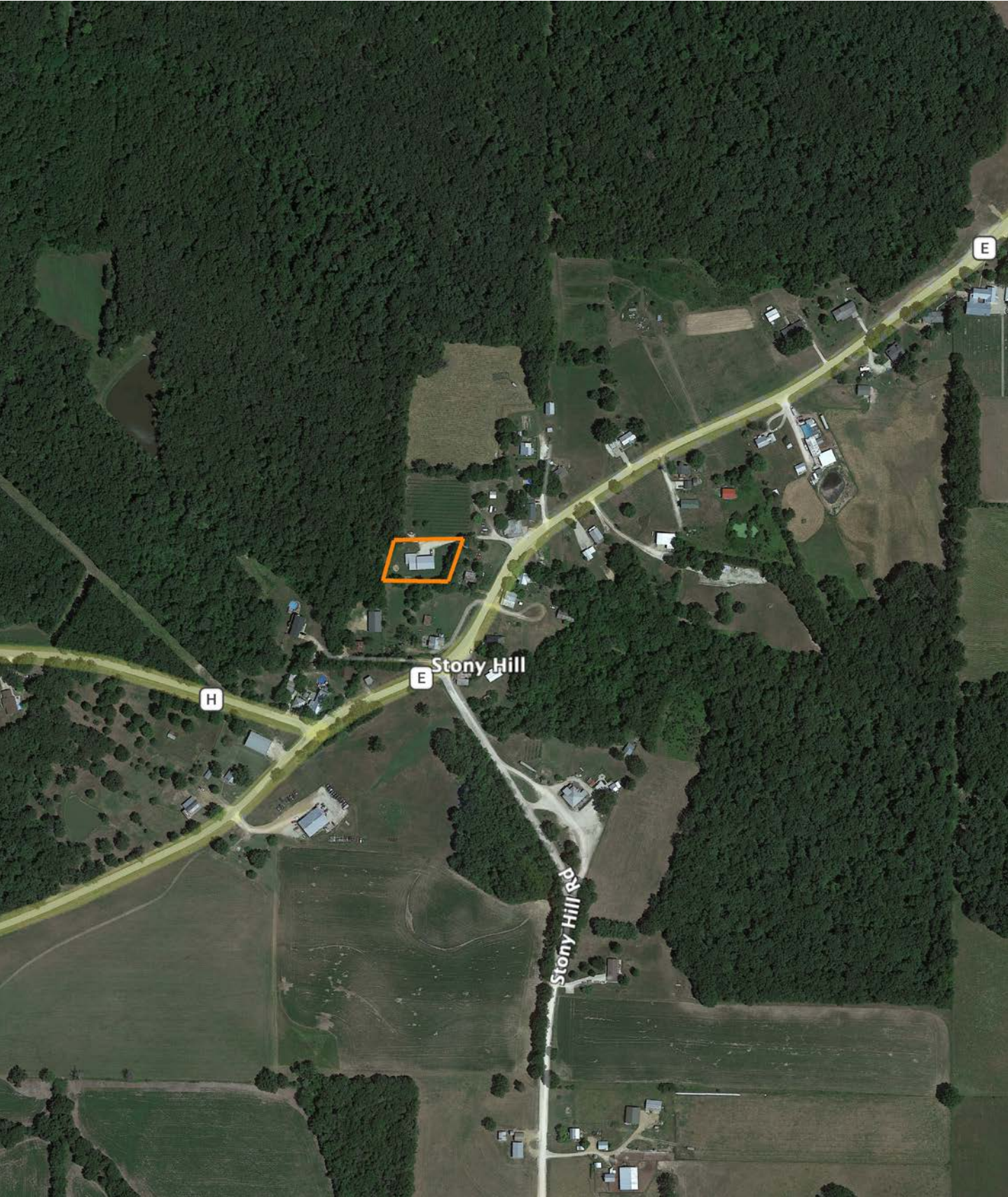
21-44N-4W
Gasconade County
Missouri

0ft 84ft 168ft



9/4/2026

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



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LAND AGENT

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