

MIDWEST LAND GROUP PRESENTS

1.6 ACRES IN

ST. CLAIR COUNTY MISSOURI

13190 HIGHWAY 52, APPLETON CITY, MO 64724



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING AND SPACIOUS HOME IN APPLETON CITY, MISSOURI

Here is the perfect home in a small town you've been looking for! Currently being used as a very accommodating and income-producing rental property, the "Zoo Lue" is for sale at an incredible price and in immaculate condition. Completely remodeled in the last 10 years, it has all the charm of a 1950's home, yet the quality of upgrades you'd expect in a modern home. The home has 5,249 finished square feet of living space, and comfort in every corner. Very spacious main floor with sprawling open areas, a luxurious master suite, and 3 other bedrooms on the main floor for a growing family or guests. 2 car garage with rear entry to the home, and a brand-new asphalt driveway with

a super clean look. The laundry and bonus room is on the main level as well. The basement is fully finished with a spacious living area, large bedroom, and full bathroom, as well as walkout access to the backyard. Massive mature trees line the yard, with native stone landscaping around the perimeter. Lots of room for pets and kids on 1.6 +/- acres. The property is walking distance to everything in town, but located outside the city limits. It is on city water and sewer, which is a plus. Appleton City School District. Low taxes, and low cost to maintain. This is an incredible home in an awesome town! Give Shay Haddock a call today to make it your own (913) 222-4257.

PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **1.6**

- Completely remodeled
- Very spacious living areas
- Open floor plan
- High-end finishes
- All hardwood floors throughout
- 4 bedrooms, 3.5 bathrooms
- Office space
- Main floor laundry
- Big yard with mature trees
- City water & sewer

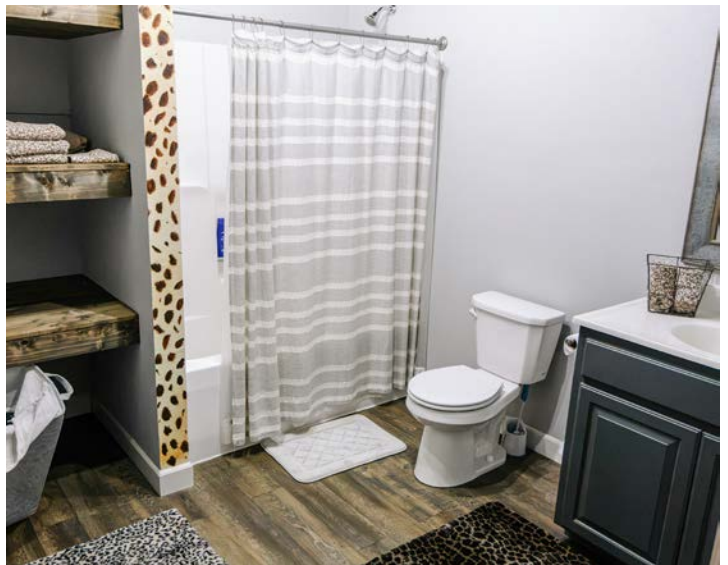


COMPLETELY REMODELED HOME

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4 BEDROOMS, 3.5 BATHROOMS



BRAND-NEW ASPHALT DRIVEWAY



BIG YARD WITH MATURE TREES



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

A lifelong sportsman and recreational enthusiast, Shay Haddock brings his passions to the job: sales and the outdoors. With a background in sales, Shay spent several years at GE Healthcare, where he was in the top 10% of the company. At Midwest Land Group, he's not only fulfilled his dream of connecting people and passions to land and landowners, but he is now considered a top producer, consistently landing in the top 5%. Shay has been with us for 8+ years, and currently serves as our National Sales Director.

Born in Dallas, Texas, Shay graduated from Arlington High School before heading north to the University of Arkansas to obtain a Bachelor's Degree in Communications. It was here that he was the starting field goal kicker for the Razorbacks in 2008 and 2009. An experienced whitetail hunter with a passion to fly fish and hunt out west with his friends and family. Shay also serves as the Senior Pastor of Appleton City Fellowship church. He lives on his farm in Appleton City, Missouri, with his wife, Molly, and their four kids, Gabriel, Joshua, Sadie, and Zeke. When he's not out bowhunting whitetails, you can usually find him fly fishing, bass fishing, golfing, camping, or playing sports with his kids.

A solid and seasoned agent with a proven track record, Shay is dedicated to sharing his passion for the Lord and the outdoors to help others achieve their dreams. If you're in the market to buy or sell land, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
913.222.4257
SHaddock@MidwestLandGroup.com



MidwestLandGroup.com

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