

1770/1771 Pcr 624
Perryville, MO 63775



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MLS# MIS26023897



\$625,000

2 Bedrooms | 1 Bathroom | 1,350 Sqft

Rare opportunity to own a private 43-acre retreat featuring a stocked 2-acre pond, income producing tillable acreage, and a versatile shop/residence located well off a quiet dead-end country road. This unique property offers the perfect blend of recreation, income, and privacy. Approximately 33 acres are tillable, providing income potential. The remaining acreage includes a beautifully maintained park-like home site with mature trees, and additional wooded areas ideal for hunting or enjoying nature. The residence is thoughtfully integrated into a 72 x 42 shop building, offering approximately 1,350 sq ft of comfortable living space with 2 bedrooms, newly remodeled full bath, kitchen with full appliances and laundry closet with washer & dryer. A recently added wet bar with built-in Sub-Zero fridge and two refrigerated drawers is a great addition for entertaining. The highlight of the home is the spacious 22 x 17 great room featuring a floor-to-ceiling stone gas fireplace and windows on three sides overlooking the pond providing a truly exceptional setting with year-round views. The large shop/storage area provides outstanding functionality with two oversized 14 x 12 overhead doors with openers, ideal for equipment, RV storage, workshop use, or hobby space. Whether you re a contractor, farmer, or outdoor enthusiast, the flexibility of this space is a



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