

**Shady Grove Estate**  
4298 Shady Grove Rd  
Cabool, MO 65689

**\$479,000**  
20± Acres  
Texas County





**Shady Grove Estate**  
**Cabool, MO / Texas County**

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**SUMMARY**

**Address**

4298 Shady Grove Rd

**City, State Zip**

Cabool, MO 65689

**County**

Texas County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

37.197981 / -92.053891

**Dwelling Square Feet**

1920

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

20

**Price**

\$479,000

**Property Website**

<https://livingthedreamland.com/property/shady-grove-estate-texas-missouri/57709/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

Located in Texas county Missouri on 20 m/l acres of pristine country living that has been meticulously maintained like a golf course. As you enter the driveway through the electric security gate you will notice wonderful landscaped scenery and the well cared for property. The home is a 1900 m/l sq ft 4 bed 2 bath home with many charming features, 150 year old hand hewn barn beams finished with Scandinavian oil, Custom Cabinetry beautiful front porch with built in gazebo sitting area, and a fully finished well house that doubles as storage area. This is one of the finest country homes around with a fully integrated security system and multiple propane tanks with backup generator If you are wanting to enjoy all of the great things rural America has to offer the established garden beds, cross fenced pastures with water , equipment shed and large finished work shop/garage building with double doors will definitely check all the boxes for you! Wood stove pictured does not go with the property.

**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

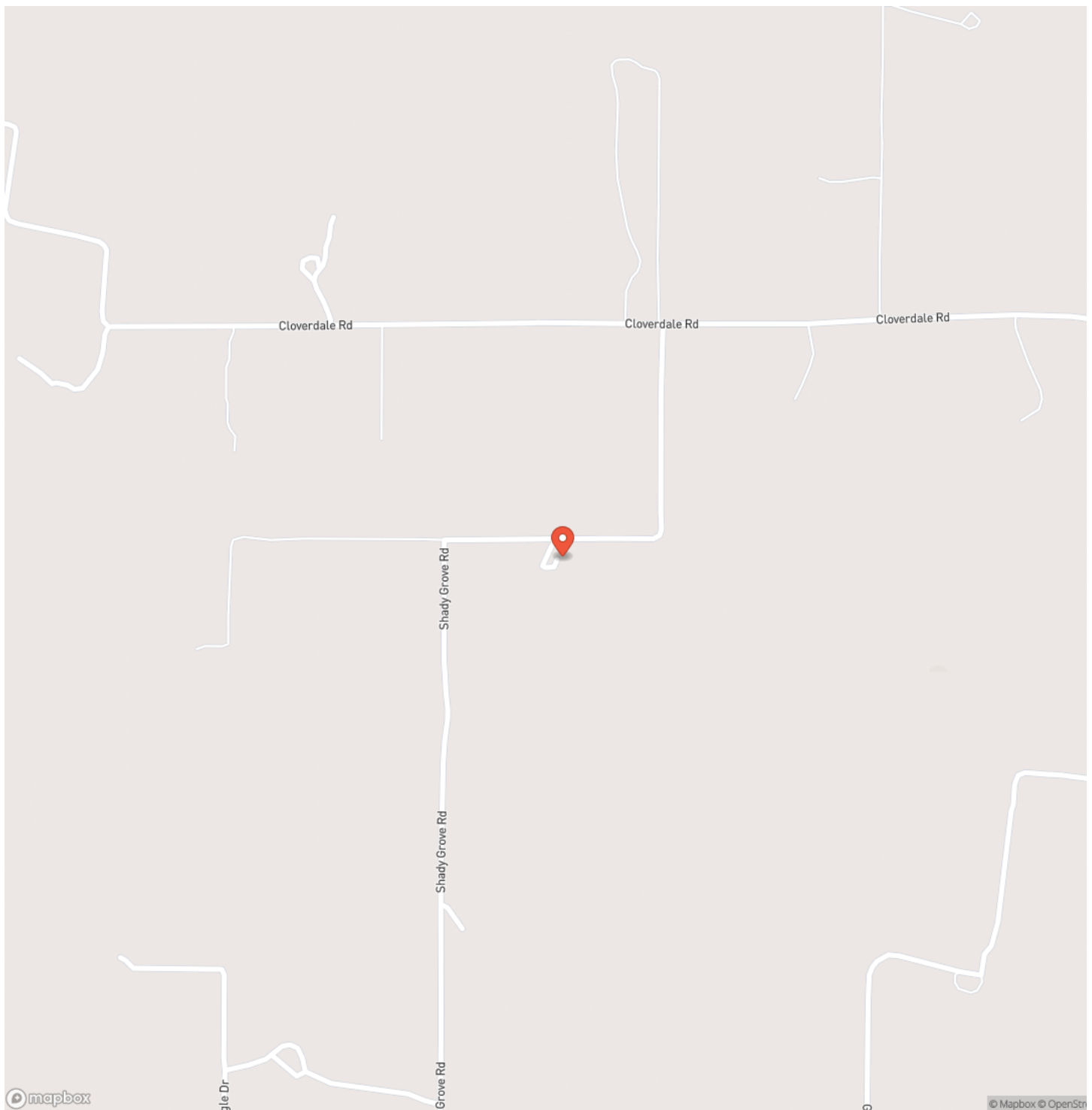




Shady Grove Estate  
Cabool, MO / Texas County



## Locator Map



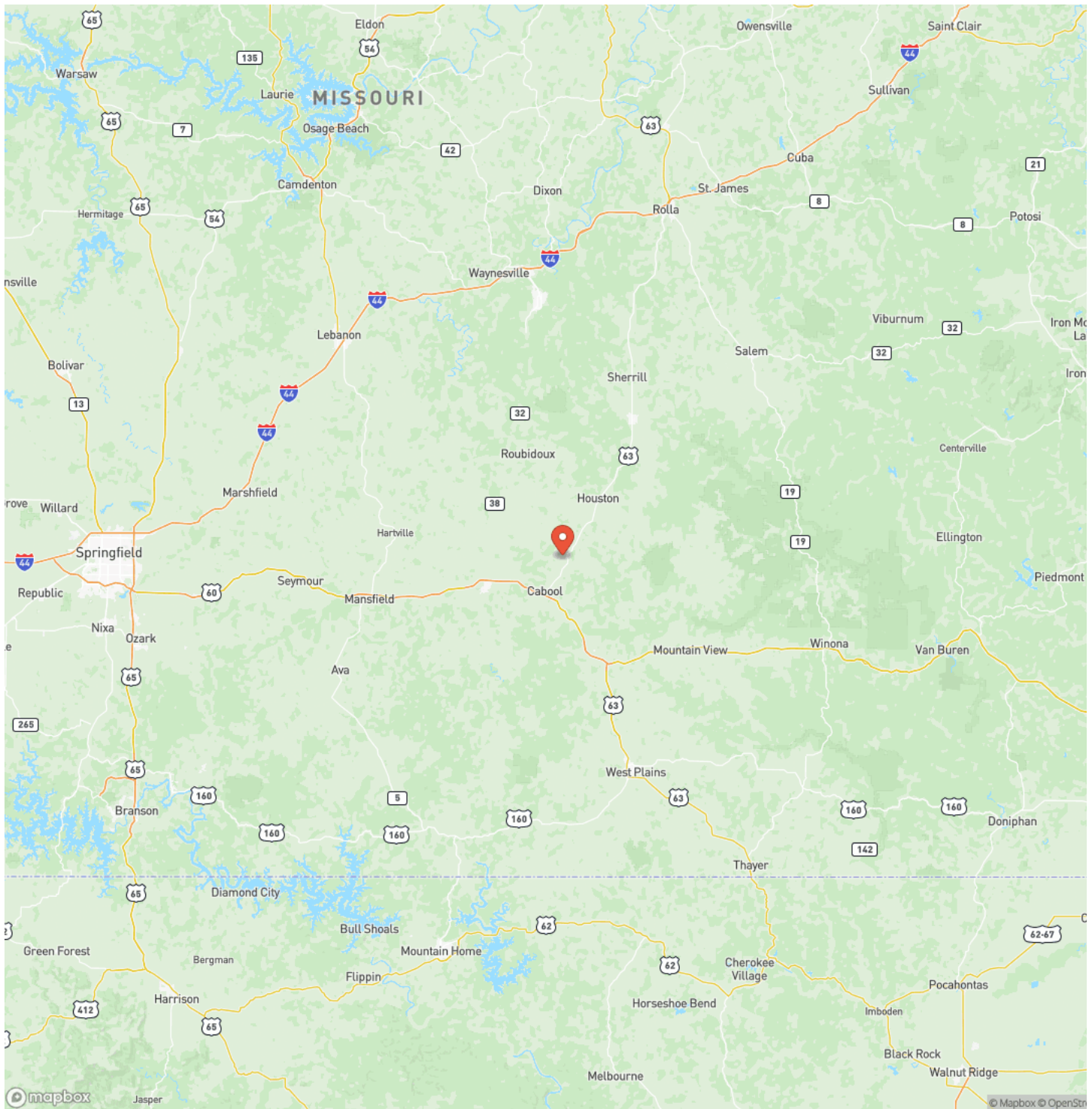
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## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Browning

## Mobile

(417) 260-5176

## Office

(855) 289-3478

## Email

jwbrowning92@gmail.com

**Address**

26435 Sandbar Lane

## City / State / Zip

Laquey, MO 65534

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Living The Dream Outdoor Properties**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

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