40 Acre Hobby Farm with Clean Mobile Home - Just East of Hwy 65!

40 Acre Hobby Farm with Clean Mobile Home - Just East of Hwy 65! Just east of Hwy 65 sits this quiet 40 acres in Louisberg, MO. The layout of the land provides privacy even though you are minutes away from the highway. The driveway is a gated gravel road with great curb appeal as you wind your way through cedar trees. With several shops and outbuildings, and a comfortable mobile home, this is a perfect place to retreat or settle down. The land is flat to gently rolling, with 15 open acres and the rest is a mix of hardwoods and cedars. The entire perimeter is fenced and a wide trail surrounds the boundary of this 40 acres, which makes the entire perimeter accessible. The previous owner opened up the land underneath the cedar trees, which makes perfect “walkabout” or ATV trails. These trails are so well established that you can clearly see them on the aerial map. In the middle of this 40 acres is a large open field that runs east and west. This field harbors whitetail deer, turkey, and other wildlife. The deer typically filter in from the northeast corner of the property, and enter this field where they can be seen from the back porch of the home. This field, as well as several small openings in the trees, would make for ideal food plots. The south end of the property provides great bedding area for whitetail. A small wet weather pond sits at the southeast corner. Agricultural fields surround this property on all sides, so this 40 acres is a wooded haven for deer and turkey. The 1800 sq. ft. mobile home is clean and in great condition! Also, the owners are putting a brand new 30 year shingle roof on the home! The home was manufactured in 2003 and has central heat and A/C. It provides 3 bedrooms, 2 full baths. The master bedroom is spacious and has an ensuite bathroom. The home has a water softening system, a private well, and a lagoon. There's a gas heater inside the home to use as a backup, and a generator comes with the sale of the home as well. All appliances stay. You could live in this home comfortably for years, or use it while you are bu