

## Sports Afield Trophy Property

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### **1673 Highway T, Osage County, Missouri, 3.1 Acres**

**\$457,900**

Welcome to this inviting 3-bedroom, 3.5-bath tri-level, home set on 3.1 peaceful acres. With 3400+/- sq ft of living area, this home is located just a few miles from Westphalia in the Fatima R-3 School District.

Offering both comfort and versatility, this property provides the perfect blend of open living spaces and private retreats. The lower level features a bright, airy layout with a spacious living room centered around a beautiful, oversized stone fireplace—a striking focal point that adds warmth and character to the home. This level extends into a recreation area with wet bar and a large formal living room, and a half bath—ideal for guests, a home office, conversation to a master suite or multigenerational living.

The dining area flows easily into a well-appointed kitchen, large laundry room and main level bathroom. The upper level includes three generously sized bedrooms and 2 baths, including a private primary suite with additional fireplace.

Step outside to enjoy the tranquility of your 3.1-acre property. Whether you're hosting outdoor gatherings or simply relaxing in your own slice of nature, there's room to make it all your own. The detached 3-car garage provides excellent storage and workshop potential.

With its impressive stone fireplace, flexible floorplan, and serene acreage, this home offers a wonderful blend of charm and functionality.

## Main Info

- Street Address : 1673 Highway T
- Lot Size Acres : 3.1 Acres
- Postal / Zip Code : 65035
- Dwelling : No
- State / Province : Missouri
- County : Osage
- Closest City : Freeburg

## Home Info

- Year Built : 1972
- Baths : 4
- Square Feet Main House : 3400 square feet
- Bedrooms : 3

## Broker Info

Dale Struempfh

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**Sports Afield Real Estate**

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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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