



LUXURY OUTDOOR RETREAT

17657 HWY EE, SEDALIA, MO 65301

BIDDING ENDS JULY 29 | TOURS BY APPOINTMENT ONLY



RETREATSEDALIA.COM



3 BR | 3.2 BA | 5,000 \pm SF | 76 \pm ACRES

SEEING IS BELIEVING

This tucked-away treasure is sure to impress any outdoorsman and even the most discerning home buyer.

Located near the center of this 76-acre property, the secluded lodge-style retreat is not visible from the road. Ample wood, natural stone and brick combine to create an elegant private manor ambience that's both tranquil and captivating. High end finishes throughout only make this amenity rich estate even more desirable.

FORM & FUNCTION RULE HERE



- 5,000± SF of living area.
- The 20' lodge ceiling runs from the front porch through the foyer and great room and extends out over the 40'x10' concrete deck on the rear of the home.
- Handmade Douglas fir, oak-pinned structural trusses lend scale and beauty to the home.
- The kitchen showcases custom cabinets with stainless steel appliances & walk-in pantry.
- The media room includes an 80" screen, surround sound system & theater seating.
- The great room showcases a floor-to-ceiling stone fireplace & holds access to a back 40'x10' deck.
- The master bedroom features a master bath with a Jason aerated soaker tub.
- The game room's open floor plan accommodates a rustic bar and full kitchen.
- The 80'x40' outbuilding contains living quarters, RV storage & a shop/tractor garage.
- A 1,118 SF three-car garage.



MILES OF ATV TRAILS,
A YEAR-ROUND
RUNNING NATURAL
SPRING AND NO
SHORTAGE OF
WILDLIFE



Destination	Drive Time
KCMO	1 hr 12 mins
Columbia	54 mins
STL	2 hr 21 mins
Jeff City	57 mins
Ozarks	1 hr 8 mins
Chicago	7 hr 28 mins Flight Time 1 hr 35 mins



CONTACT

RAY BUCKLEW

LISTING AGENT

816-695-2163

RAY@CATESAUCTION.COM