



**\$249,900**

## 231 40TH RD, LAMAR, MO, 64759

<https://kwelevate.org>

Privacy is king at this updated farm house in Lamar school district with fantastic 29' covered porch. Kitchen is open to dining which adjoins spacious living room with plenty of windows to enjoy the rural views. There are two flex areas that could serve as huge pantry or potential for fourth bedroom. Recent years have [...]

- 3 beds
- 2 baths
- Single Family - Freestanding
- Residential
- Active
- 1928 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1900

**Rooms Total:** 12

**Type:** Single Family - Freestanding

**Bedrooms:** 3 beds

**Area:** 1928 sq ft

**Bathrooms Full:** 2

**County:** Barton



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# Building Details

**Building Area Total:** 1928 sq ft  
**Levels:** One  
**Fencing:** Partial  
**LotSizeDimensions:** 3.6

**Roof:** Shingle  
**Construction Materials:** Vinyl  
**Lot Features:** Pasture, Rural  
**Basement:** Partial, Sump Pump

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# School Information

**High School District:** Lamar **Middle Or Junior School:** Lamar

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# Miscellaneous

**Listing Terms:** Cash, Conventional, FHA, RD, VA Loan  
**Architectural Style:** Farm House  
**Utilities:** Electricity Available  
**Foundation Details:** Block  
**Tax Annual Amount:** \$608.31

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# Amenities & Features

**Interior Features:** Ceiling Fan(s), Pantry  
**Appliances:** Range - Gas, Dishwasher  
**Sewer:** Sewer - Septic  
**Window Features:** Double Pane Windows  
**Patio And Porch Features:** Covered, Wrap Around  
**Flooring:** Vinyl  
**Heating:** Central Gas, Forced Air, Propane

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# Nearby Schools

**Elementary School:** Lamar





# Courtesy of

**List Office Name:** Connee Forrester Realty, LLC

