

NATIONAL LAND

REALTY

Flattail Farm

9633 County Road 464, Portland 65067
104.44 Surveyed Acres

Property Bullet Points

Main House

- The main house on this property is truly one-of-a-kind! The home sports an open floor plan featuring 9' ceilings throughout, lofted shiplap ceilings, finished concrete floors, 6" walnut baseboards, a large fireplace centered in the living area, and a kitchen that is a must-see! The majority of the lighting used in the home was sourced locally.
- The master bedroom/bathroom has a spacious walk-in Jack & Jill closet, beautiful bathroom with pecan wood finishes, oversized tile shower with rainfall shower heads, custom wood shelving, and a walk out door leading to an outside patio.
- The kitchen features cherry wood shelving, a large island, custom cabinets, stainless steel appliances, and several windows to provide a tremendous amount of natural light. All windows are upgraded Anderson brand.
- This home also features a fully insulated and heated/cooled garage with finished concrete floors. Additionally, there is a 12'9"x10'8" concrete safe room with a custom built safe door. Lastly, a large utility room is located in the garage area featuring a gas furnace, electric A/C, on demand hot water heater and a water softener. A large mudroom with stainless sink is located on the left hand side upon entry.
- There is a large patio area with an outdoor fireplace, scenic overhang, lighting, and a large fan to provide a comfortable place to hangout almost year-round! Along the guest bedroom, there is another outdoor patio overlooking the scenic yard.

Second House

- A second 2bed/1bath home sits just west of the main home and creates an excellent opportunity to have a guest house, rental home, or place for a caretaker to live. This house also features a 40x45' fully insulated and heated/cooled garage/woodworking shop with two electric overhead doors. Check out the cedar shiplap ceilings in the photos!
- This second house has gas heat, gas appliances, water softener, hickory cabinets in the kitchen, tile floors throughout, stainless steel appliances, a tile bathtub, a large walk-in shower, and a simple floor plan!

Outbuildings

- The first outbuilding is 40x60x12.5' with a full 60' lean-to. This shop is also fully insulated and has an indoor bathroom. Moreover, there are two oversized garage doors (18x10' & 10x10'). This shop has 220v service for larger equipment. Lastly, there is a WiFi booster that allows the ability to work, watch TV, or build an awesome hangout area!
- The second outbuilding provides a perfect place to store vehicles or other equipment. This shop is 30x40x12' and has 3 electric garage doors. Built with strength in mind: 2x6" studs 16" O.C. and ceiling joists 2' O.C.
- There are also two smaller garden sheds located around the homesite. These are perfect for garden or lawn tool storage. One of which does have electric.

Property

- Upon entering the property, you will cross directly over the Katy Trail. Immediately across the trail, there are two large open areas (currently used as food plots). These two areas could have the potential for a campground area servicing the Katy Trail Missouri River bottom tourism.
- As you head up the long drive, you will notice two trails jetting out towards the western end of the property. The first trail provides access to a large pasture/food plot area which is approximately 3.3 acres. The second trail winds along the northwest portion of the property and leads to a couple of smaller food plots and tremendous hunting locations.
- A major trail leads north on the back side of the homesite. This trail leads to a fully stocked pond, another food plot directly behind the house, and provides access to the entire eastern portion of the property. The east side of the property holds extremely well-maintained trails, small and large food plots, and an 8+ acre pasture area that has the ability to produce some income.
- The views, privacy, and general feel of this property are truly amazing. On top of both the east and west sides of the farm, you can look for miles over the Missouri River bottoms. The timber on the property has been maintained with conservation in mind. Moreover, the current owners place special care on keeping up with the maintenance on the entire tract!
- Make sure to check out the Land Tour 360 for a full virtual tour of this property. With so much to offer, this provides an excellent way to build a better understanding of the property's improvements/features. Flat Tail farms offer the complete bundle and so much more! Call today to set up your private showing.