

\$190,000



"Baker Plantation"—National Register Civil War Site—Rehab Tax Credits

Historic Baker Plantation House (ca. 1853) is a substantial two-story brick residence in Federal Transitional style. Missouri home of Unionist legislator Sylvester Baker, it survived attempted burning by Confederate guerillas during the infamous Danville Raid of October 14, 1864. This antebellum home (approx. 3,780 sq. ft.) retains its original construction features with two-story portico, wraparound rear veranda, heartpine flooring, notable woodwork and doorlocks, cherrywood central staircase, seven fireplaces, two parlors, dining room, kitchen, pantry, cellar, and four large bedrooms with floor-to-ceiling Victorian closets. Some 4.6 acres (zoned commercial) remain of the original plantation, which were last used as a heritage tourism site for (continued)



United Country Missouri Land & Home

2909 Falling Leaf Lane, Ste. J

Columbia, MO 65201

Toll Free: 800-895-4430

Cell: 573-239-0183

Email: julianner@MissouriLandAndHome.com

www.MissouriLandAndHome.com

Www.MoLandOffices.com

Listing # 24161-19001



Civil War reenactments alongside visitation of the home as a period museum. The property includes a two-story historic barn converted into a modern antique store (with restroom/office) and restoration workshop, also a small fully-equipped café converted from the historic smokehouse. The tract fronts directly on both Interstate 70 and the service road some 850 ft. with unparalleled visibility; commercial billboard conveys. On National Register of Historic Places with rehabilitation tax credits available. Three miles to Graham Cave State Park, one mile to Interstate exit; utilities onsite with 400 ft. drilled well. Potential for modern residence or B&B, restaurant, antique outlet, campground, etc. Call Julianne Ramsey at 573-239-0183 for more information.

MAIN FINISHED SQ FT:	2,011 sq ft	
UPPER FINISHED SQ FT:	1,768 sq ft	
TOTAL FINISHED SQ FT:	3,779 sq ft	
BASEMENT:	Partial: Cellar under Dining Room	
TAXES:	\$2920.96 (2009)	
ZONING:	Commercial	
KITCHEN:	14'10" x 18'4"	MAIN
PARLOR:	18'2" x 19'2"	MAIN
DINING ROOM:	18'4" x 18' 6"	MAIN
MUSIC ROOM:	18'2" x 19'	MAIN
FOYER:	11'9" x 18'2"	MAIN
PANTRY:	10'9" x 11'11"	MAIN
MASTER BEDROOM:	18'2" x 19'2"	UPPER
BEDROOM 2:	18'2" x 19'	UPPER
BEDROOM 3:	18' 4" x 18'6"	UPPER
BEDROOM 4:	14'10" x 18'4"	UPPER
LANDING:	11' 9"x 18'2"	UPPER
EXTERIOR FINISH:	2-story Federal Historic Brick	
EXTERIOR FEATURES:	Balcony, Porch, Concrete Parking Pad	
INTERIOR FEATURES:	Hardwood, 7 Fireplaces	
OUTBUILDINGS:	2 story Barn, Smokehouse Cafe	

APPLIANCES: Refrigerator, Microwave, Electric Range/Oven, Freezer—All in Café
 OTHER: Security Lighting, 12' x 32' Wooden Dual Billboard Conveys

All rooms except the pantry have irregular dimensions due to stairwells, fireplace abutments, etc. However, perimeter wall dimensions carry over between main/upper floors with rooms stacked precisely atop one another. One 1/2 Bath is in antique store, NOT residential.

Special Notes: Baker House brick walls are 14/16" thick, has outdated electric system, but with wall outlets/light fixtures. Baker did have bathroom fixtures installed in the "pantry room" which have been removed (plumbing still under floor). Modern café has updated utilities with appliances listed above plus sink, water heater, paddlefan, service counter/seating with total 451 sq. ft. to renovated building. Approx. 40% of lower story of barn has been renovated to 1,344 total sq. ft. retail space with modern 200 amp electric system, HVAC unit, restroom, 40 gal. water heater, utility sink, office, shelving/counter/display racks, 2 bay windows, poured concrete floors; last used as antique/book/giftshop. Upper story of barn has electric also and much tight flooring (about 2/3 of area) used as workshop/storage for renovation woodworking. About 3,264 sq. ft. per story or total of 6,528 sq. ft. for barn structure. Various cisterns on property.

