

\$1,645,000



256 Century Farm Road

— Rogersville, MO —



22 Stables | Footing Arena | 3 Horse Barns | 60 Acres M/L

Rare find is this near 60 acre horse ranch, Rogersville schools, Webster county. Mostly lush pastures, fenced off woods, excellent Gallagher equi-fencing. There are 3 horse barns: 2850sq.ft., 8 stalls, 12x12 turnout paddocks, hay barn & storage, enclosed feed barn; 4254 sq.ft with 7stalls, 12x12 turnout paddocks, 2 tack rooms, and open work area; 1240sq.ft., 8 stalls, shed. Total of 22 stables. In addition a 110 x 220 footing arena. Horse stables are in excellent condition, ready for their new owners. Seller has spent many years dedicated to building this into a first class training/boarding horse facility. Good income and business growth. Paddocks have connecting access to alley ways and lanes. Layout of the facilities lends itself to numerous events. Property is set back by a lane and security gate allowing privacy. Brick, cedar and stone home has an addition with full length Anderson windows, distressed hickory hardwood flooring, tile, & rustic beams. Upscale kitchen with coffee bar, beer/wine cooler, butcher block work area, stainless appliances granite and tile. Open flowing floor plan offers spacious rooms, formal and informal dining and walk-out access to tiered composite decking for enjoyment of the great outdoors. No restrictions, easy drive to Springfield, Branson, lakes and other amenities. A must to see all the possibilities and quality of this one of a kind ranch.



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