

**Beautiful Cabin on 34.5 Acres in  
Rogersville - Ready for horses and cattle  
507 Adams Lane  
Rogersville, MO 65742**

**\$736,000**  
34.580± Acres  
Webster County



## Beautiful Cabin on 34.5 Acres in Rogersville - Ready for horses and cattle Rogersville, MO / Webster County

### **SUMMARY**

#### **Address**

507 Adams Lane

#### **City, State Zip**

Rogersville, MO 65742

#### **County**

Webster County

#### **Type**

Horse Property, Residential Property, Farms,  
Hunting Land, Recreational Land

#### **Latitude / Longitude**

37.0990993536288 / -92.9842751026964

#### **Dwelling Square Feet**

1650

#### **Bedrooms / Bathrooms**

3 / 2

#### **Acreage**

34.580

#### **Price**

\$736,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/beautiful-cabin-on-34-5-acres-in-rogersville-ready-for-horses-and-cattle-webster-missouri/30021/>



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### PROPERTY DESCRIPTION

**Beautiful Cabin and 34.5 acres in Rogersville, MO - Riding arenas for horses and fully operable for livestock!**

This picturesque cabin sits on 34.58 acres in Rogersville, just 2.5 miles from Hwy 60. Adams Lane is about a half mile gravel road that leads up to this secluded property with a gated circle drive. The home has 3 bedrooms and 2 full baths.

In the main living area, there's a cozy wood burning stove that sits inside a stone chimney. The floor plan is open to the living, kitchen, and dining room. On the main floor there are also 2 bedrooms, a bathroom, pantry, and utility room. Upstairs is the primary bedroom with a small ensuite bathroom, walk-in closet, and storage space tucked behind the closet. A sliding door leads to a balcony outside the bedroom!

The 1650 sq. ft. home boasts a relaxing front porch, which wraps around to a large deck attached to the side and back of the home. It's the picture-perfect country cabin, with wooden beams and ceilings, hardwood floors, and front porch swing.

The land is made up of approximately 19 open acres, 15 wooded, and has about a half acre pond! It is fully fenced and operable for horses and cattle. The land is gently rolling with nice pastures and cleared wooded areas. The pond is spring fed and a great water source for wildlife & livestock. The land provides hunting opportunity for whitetail deer, turkey, and waterfowl! It is also accessible for side x sides and four-wheelers.

There's a 6000 sq. ft. indoor riding arena that has plenty of lighting for use at night. The arena has garage doors on each end, a separate stall, and storage space for tack and equipment. There's an outdoor riding arena that's also lit for night use. The watering tank is freeze-proof for the winter months and has goldfish to keep algae down in the summer.

The hay barn is 1008 sq. ft. and has 2 garage doors (one in front and a smaller one on the side for a UTV or mower). It has electricity and an elevated wooden platform to store hay. Other outbuildings include a garage to park your vehicles in and an additional small storage shed.

Location is everything on this property! It's just 7 miles from the heart of Rogersville, and you still feel secluded and tucked away. The property is about a 25 minute drive to the south side of Springfield and 30-40 minutes from Ozark and Nixa. All of your necessities are close by while still getting to enjoy quiet country living. Located in Fordland School District, Webster County. Come see it for yourself!

#### **MAIN FEATURES:**

- 1650 sq. ft. picturesque cabin
- 34.58 acres, fully operable for horses and cattle



**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**

- Located in Rogersville, Fordland Schools
- Quiet seclusion while still close to town
- 6000 sq. ft. riding arena
- Outdoor riding arena that's lit for night use (appx 100 ft. x 230 ft.)
- 1008 sq. ft. hay barn
- Gently rolling pastures, cleared wooded areas, and a half acre pond
- Hunting opportunity for whitetail deer, turkey, and waterfowl
- 3 bedrooms, 2 bathrooms
- Gated circle drive
- Relaxing front porch, large wrap-around deck
- 7 miles from the heart of Rogersville
- 25 minutes to Springfield, 30-40 minutes to Ozark and Nixa

Properties like this are hard to come by. Call Sierrah for your viewing at 417-576-8628!



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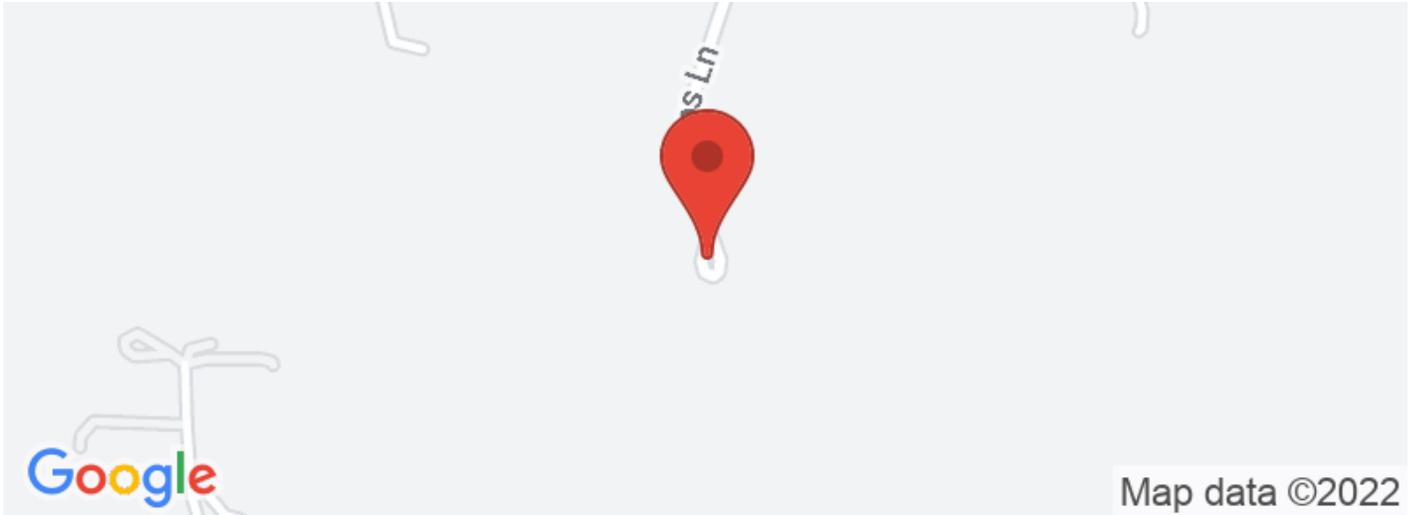
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## Locator Maps



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## Aerial Maps



**Beautiful Cabin on 34.5 Acres in Rogersville - Ready for horses and cattle  
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**LISTING REPRESENTATIVE**

For more information contact:

**Representative**

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**Email**

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**Address**

203 W Hubble Drive

**City / State / Zip**

Marshfield, MO 65706



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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties of the Heartland**  
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