

**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



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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

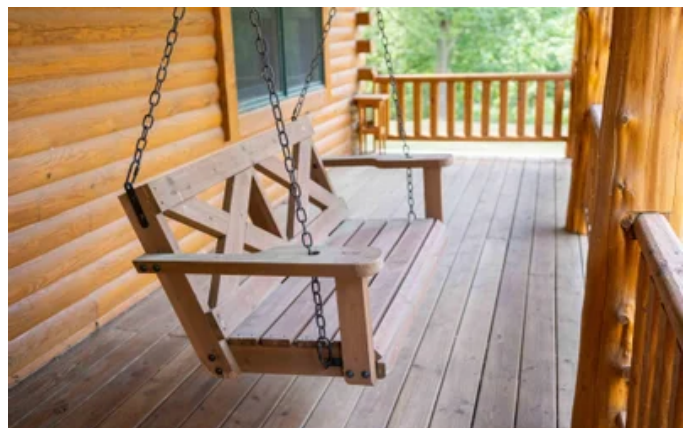
34.580

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



- 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

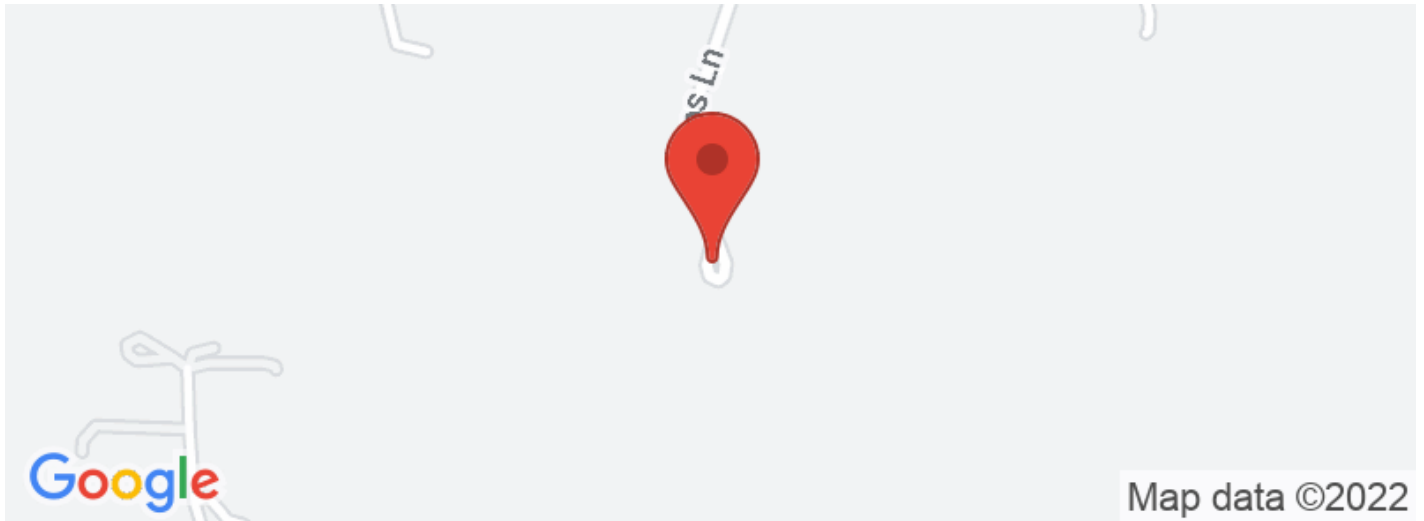
Properties like this are hard to come by. Call Sierrah for your viewing at 417-576-8628!

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Locator Maps



Beautiful Cabin on 34.5 Acres in Rogersville - Ready for horses and cattle
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Aerial Maps



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LISTING REPRESENTATIVE

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Mossy Oak Properties of the Heartland

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