

Prime Location Hwy Front 80 Acres
North State Highway 125
Strafford, MO 65757

\$2,200,000
80± Acres
Greene County

- Huge Development Potential
- 95% Flat and Cleared
- Minutes to Springfield
- 1,300+ Feet of Hwy 125 Frontage



ACREAGE
+
DEVELOPMENT
POTENTIAL
+
LOCATION



Prime Location Hwy Front 80 Acres
Strafford, MO / Greene County

SUMMARY

Address

North State Highway 125 null

City, State Zip

Strafford, MO 65757

County

Greene County

Type

Farms, Business Opportunity, Lot, Horse Property, Commercial,
Undeveloped Land

Latitude / Longitude

37.253351 / -93.134865

Taxes (Annually)

\$1,424

Acreage

80

Price

\$2,200,000

Property Website

<https://mossyoakproperties.com/property/prime-location-hwy-front-80-acres/greene/missouri/108508/>



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PROPERTY DESCRIPTION

Prime 80-Acre Development Land with Highway 125 Frontage

The Opportunity

An exceptional 80-acre property engineered for visionary, large-scale developments. This expansive acreage represents a premier blank canvas for developers looking to maximize high visibility, commercial capability, and rapid transit access.

Unmatched Accessibility & Logistics

- **Massive Frontage:** Boasts over 1,300 feet of prime Highway 125 frontage, guaranteeing high daily traffic counts and exceptional commercial exposure.
- **Interstate Connectivity:** Positioned just moments from Interstate 44, providing immediate transit routes for logistics, distribution, shipping, and regional commuting.
- **Versatile Canvas:** Designed to accommodate diverse commercial, industrial, or residential projects requiring prominent public exposure and seamless regional connectivity.

Expansion Potential: Up to 120 Total Acres

Looking for more land to scale your vision? This property offers incredible growth flexibility. It can be purchased alongside an additional contiguous 40 acres that extends directly east to Farm Road 231.

Acquiring the full 120-acre tract unlocks premium dual-road access. With entrances conveniently situated on two different roads, the expanded layout optimizes heavy traffic flow, provides multiple points of ingress/egress, and smoothly facilitates large-scale master-planned phases.

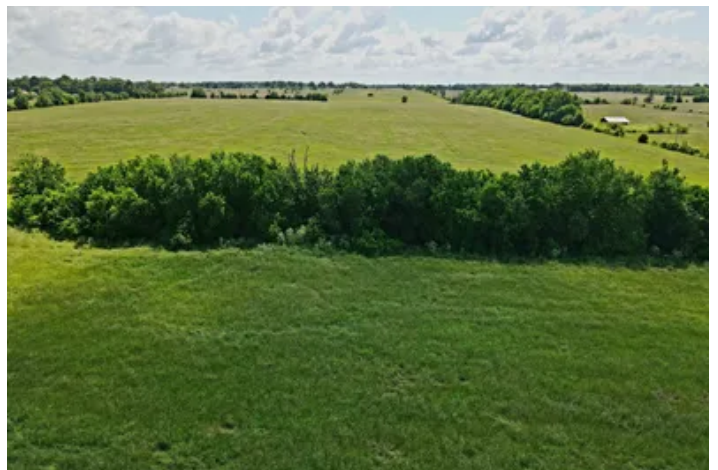
Contact Information

To discover the full potential of this tract or explore exclusive off-market properties, reach out today:

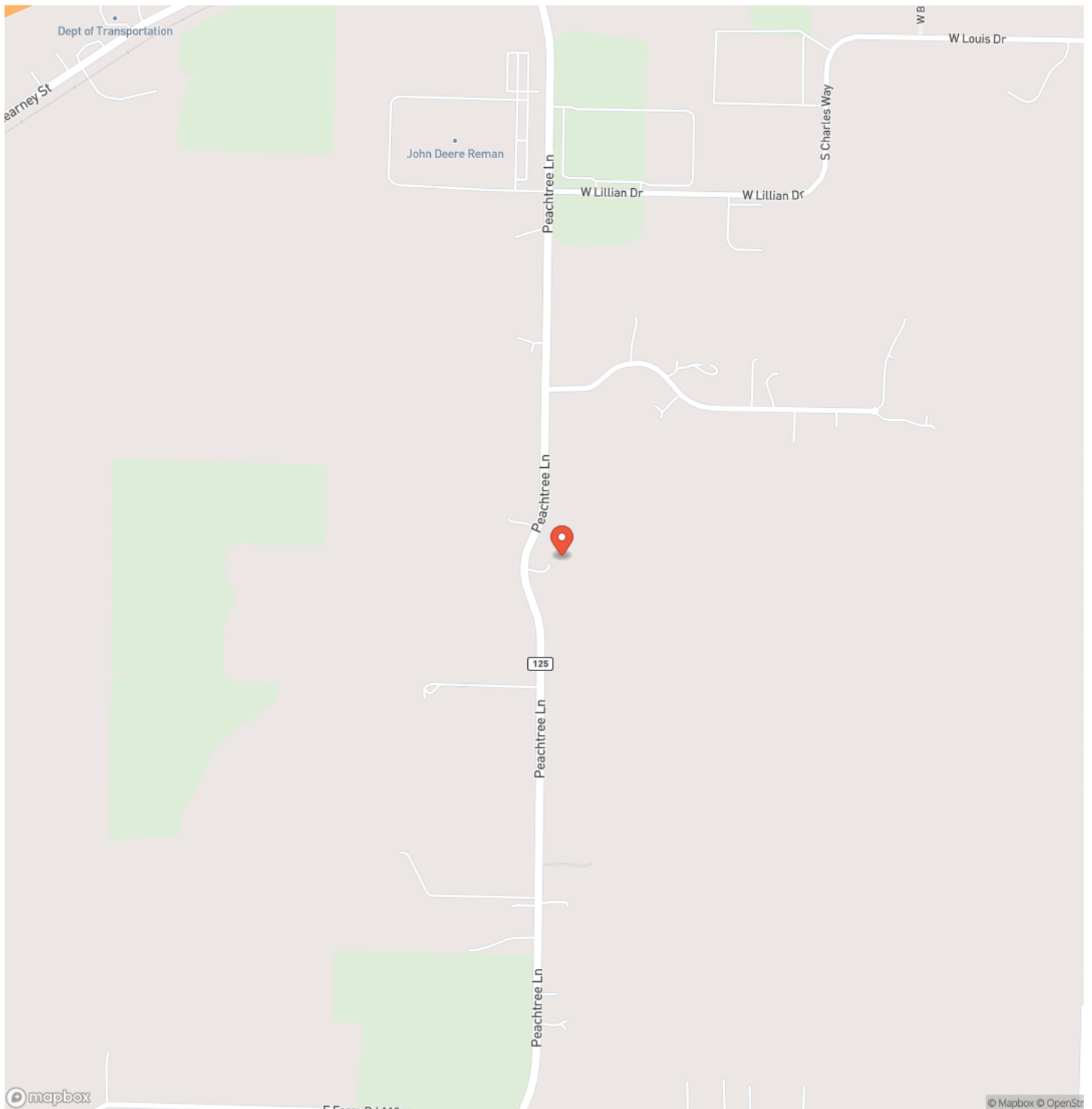
- **Call/Text:** Dustin Lewis at 417.839.1899
- **Email:** DLewis@mossyoakproperties.com

[Dustin Lewis](#) | [Mossy Oak Properties](#) | [Saddlebrooke, MO](#)

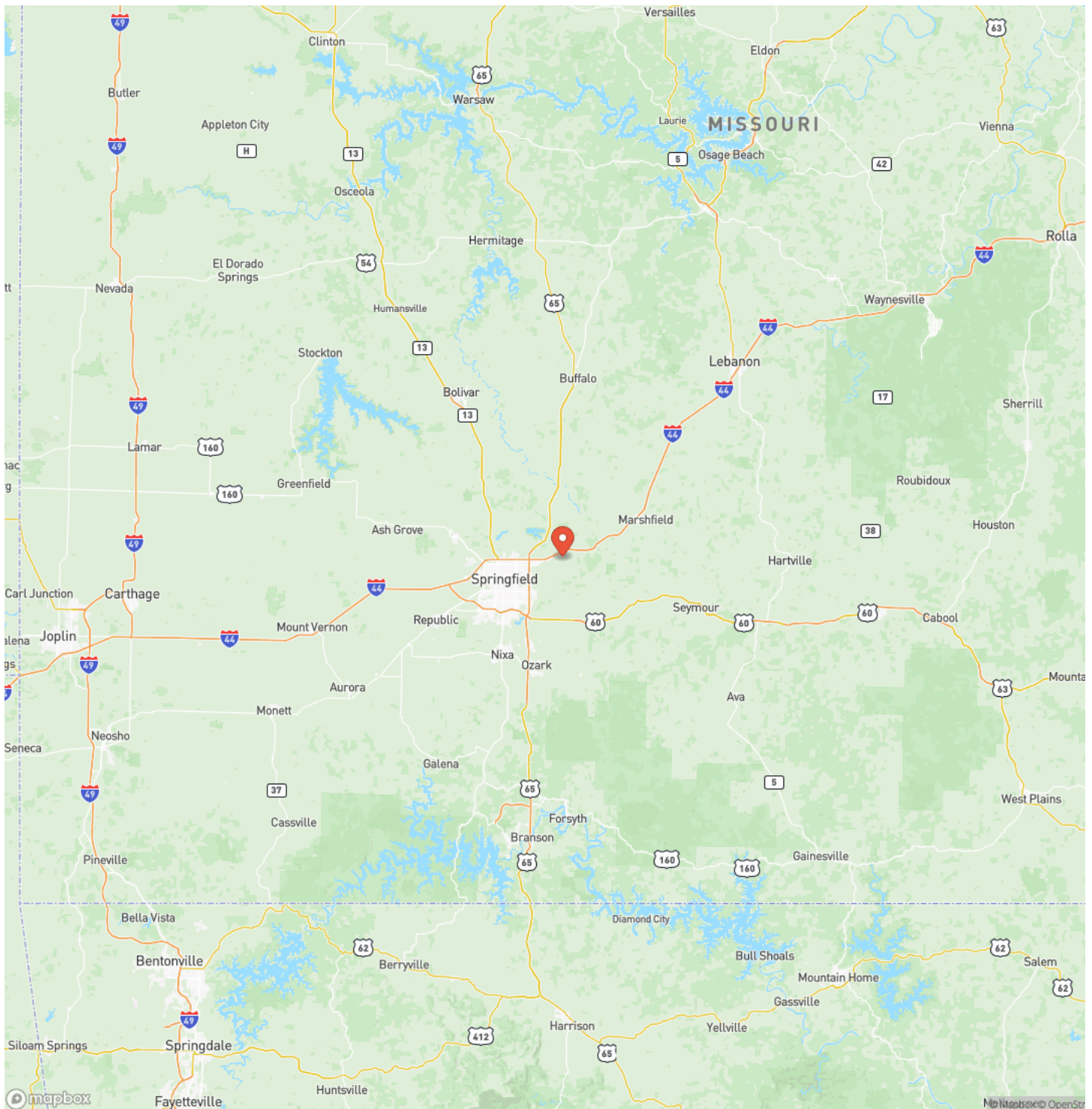
Prime Location Hwy Front 80 Acres
Strafford, MO / Greene County



Locator Map



Locator Map



Satellite Map



Prime Location Hwy Front 80 Acres Strafford, MO / Greene County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lewis

Mobile

(417) 839-1899

Office

(417) 934-5263

Email

dlewis@mossyoakproperties.com

Address

412 W US 60 Ste E

City / State / Zip

Saddlebrooke, MO 65630

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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<https://mossyoakproperties.com/>

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
<https://mossyoakproperties.com/>
