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



MOSSY OAK PROPERTIES
Mozark Land and Farm
America's Land Specialist

ACREAGE
+
DEVELOPMENT POTENTIAL
+





SUMMARY

Address
North State Highway 125

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
mossyoakproperties.com







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

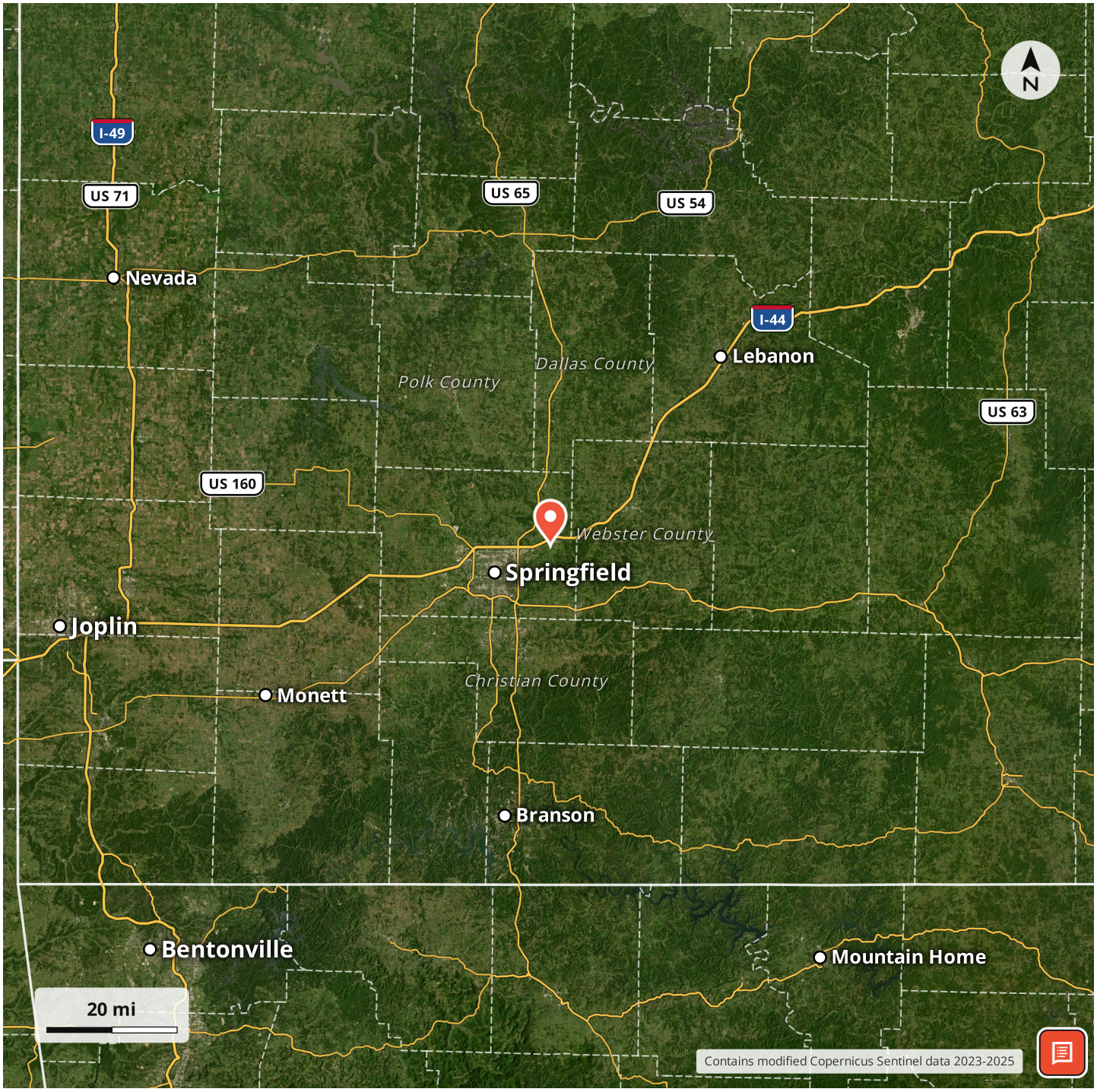
Dustin Lewis | Mossy Oak Properties | Saddlebrooke, MO







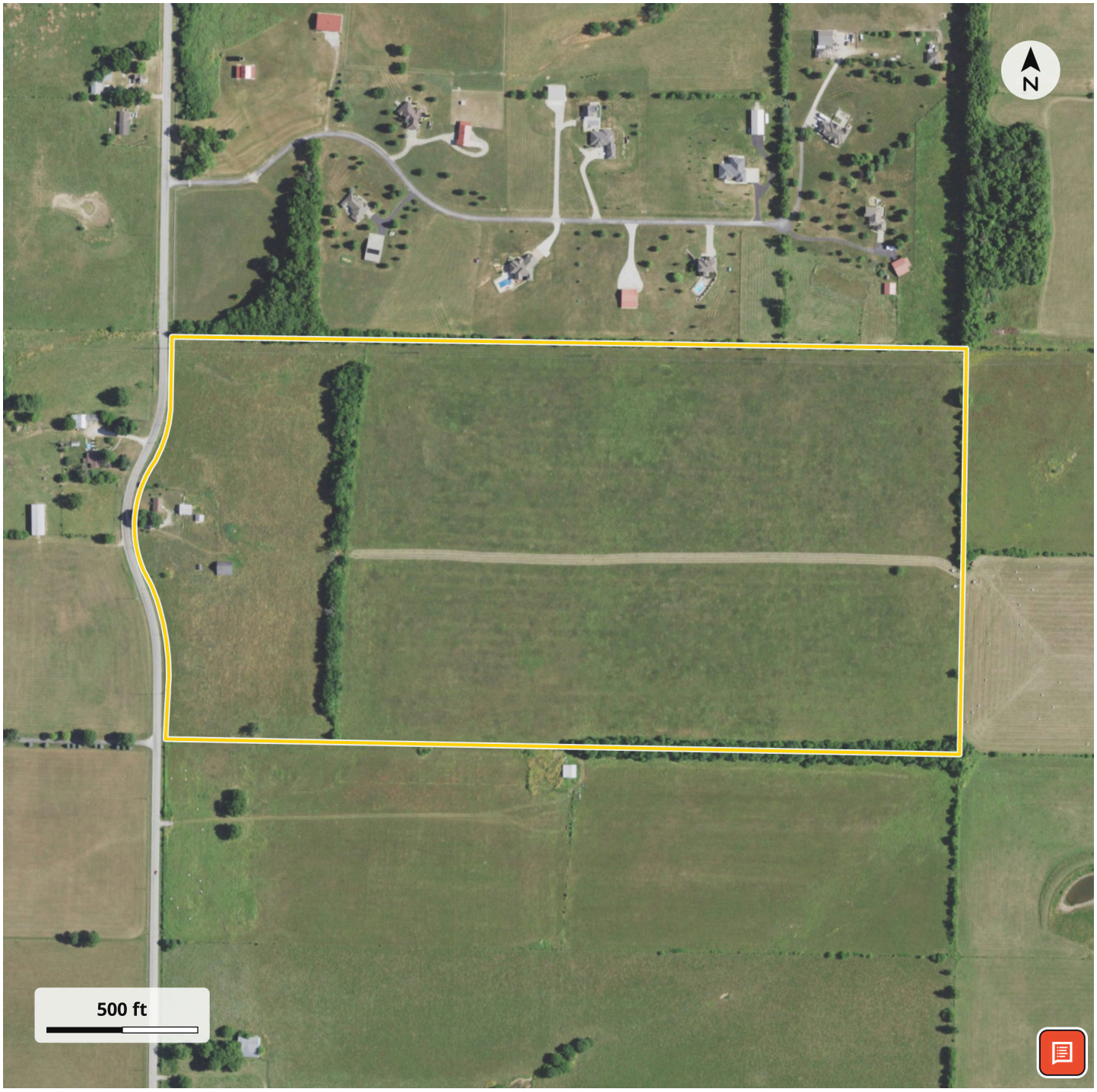

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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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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