40 Acres By Springfield MO
000 North Farm Road 231
Strafford, MO 65757

$1,125,000
40± Acres
Greene County

Nearby

- Big Development Potential
- 95% Flat and Cleared
- Minutes to Springfield



MOSSY OAK® PROPERTIES
MOZARK REALTY

ACREAGE
+
DEVELOPMENT POTENTIAL
+





SUMMARY

Address
000 North Farm Road 231

City, State Zip
Strafford, MO 65757

County
Greene County

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

Latitude / Longitude
37.252051 / -93.117427

Taxes (Annually)
$143

Acreage
40

Price
$1,125,000

Property Website
mossyoakproperties.com







PROPERTY DESCRIPTION

Prime 40-Acre Development Land Near Interstate 44 The Opportunity
An exceptional 40-acre property strategically positioned for high-impact, large-scale developments. This parcel represents a premium blank canvas for visionary developers looking to leverage rapid transit access, logistical advantages, and an economically growing corridor.
Unmatched Connectivity & Logistics

- **Interstate Proximity:** Situated just moments from Interstate 44, ensuring seamless connectivity to a major transportation vein for regional shipping, distribution, and commuting.
- **Versatile Layout:** A highly adaptable tract designed to accommodate diverse commercial, industrial, or residential projects requiring excellent regional positioning.
- **Strategic Growth:** Offers a unique entry point into a highly desirable area with immediate access to robust infrastructure.

Expansion Potential: Up to 120 Total Acres
Looking for more acreage to scale your development? This property delivers incredible growth flexibility. It can be purchased alongside an additional contiguous 80 acres that extends directly west to Highway 125. Combining these parcels unlocks a massive 120-acre footprint featuring over 1,300 feet of highway frontage and premium dual-road access. With entrances conveniently situated on two different roads (including Farm Road 231), the expanded layout maximizes traffic flow, provides multiple points of ingress/egress, and easily accommodates multi-phase master projects. **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

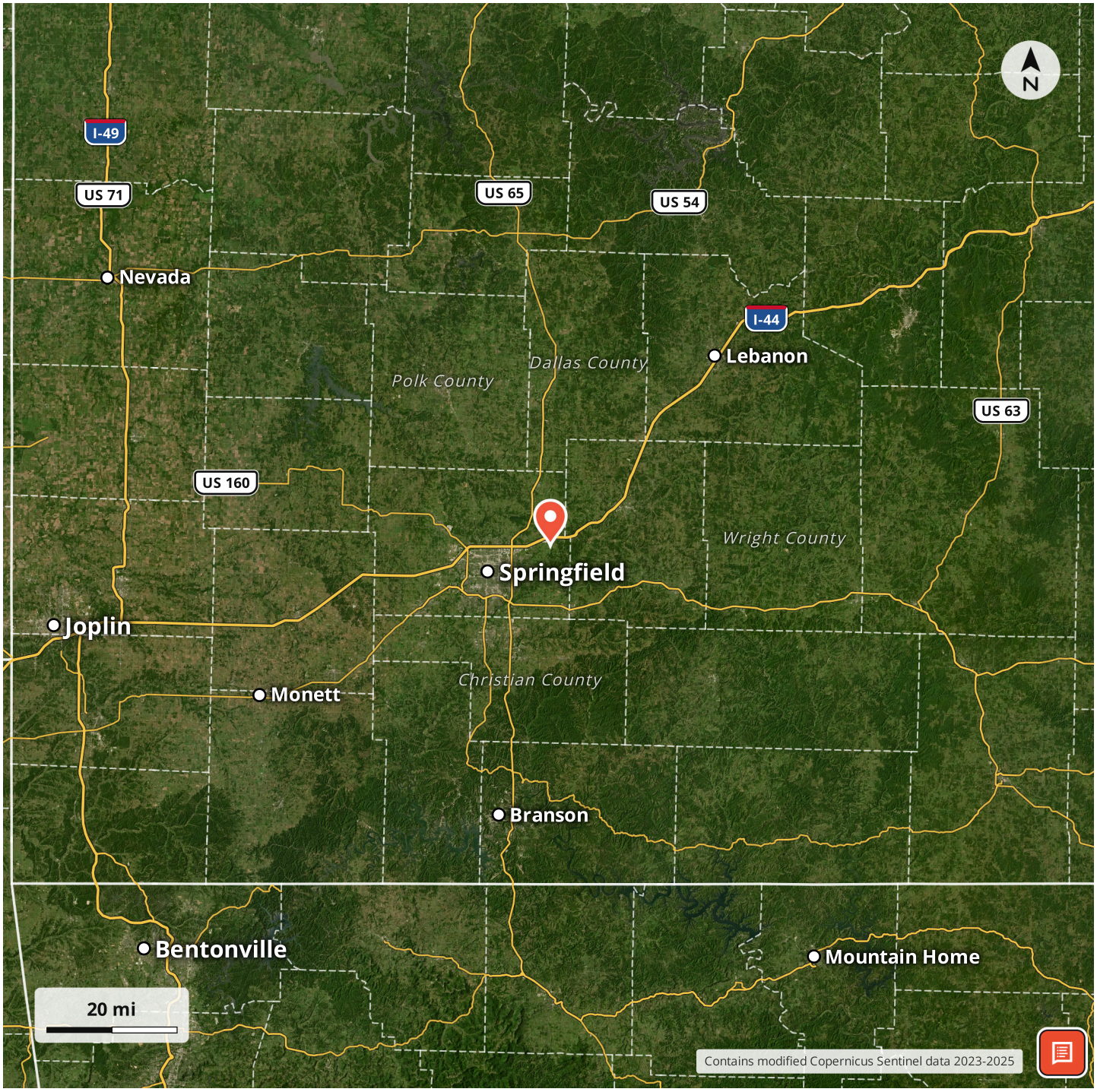
Dustin Lewis | Mossy Oak Properties | Saddlebrooke, MO








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Dustin Lewis

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(417) 934-5263

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Address
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City / State / Zip
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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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