

Huge Development Potential
3246 N state Highway 125
Strafford, MO 65757

\$3,600,000
120± Acres
Greene County

- Huge Development Potential
- Access on West & East Sides
- 95% Flat and Cleared
- Minutes to Springfield
- 1,300+ Feet of Hwy 125 Frontage



ACREAGE
+
**DEVELOPMENT
POTENTIAL**
+
LOCATION



Huge Development Potential Strafford, MO / Greene County

SUMMARY

Address

3246 N state Highway 125

City, State Zip

Strafford, MO 65757

County

Greene County

Type

Farms, Undeveloped Land, Business Opportunity, Lot, Commercial, Recreational Land

Latitude / Longitude

37.253343 / -93.135192

Acreage

120

Price

\$3,600,000

Property Website

<https://mossyoakproperties.com/property/huge-development-potential-greene-missouri/82931/>



Huge Development Potential Strafford, MO / Greene County

PROPERTY DESCRIPTION

Prime location with unparalleled accessibility, this expansive 120-acre property offers vast opportunities for large-scale developments. With entrances conveniently situated on two different roads, the land is designed to accommodate diverse projects. This property has over 1,300' of Highway 125 frontage enhancing visibility and convenience. Situated close to Interstate 44 ensures easy connectivity to a major interstate. This property stands out as a versatile canvas for visionary developers and offers an exceptional opportunity for developers seeking prime land with outstanding accessibility and versatility.

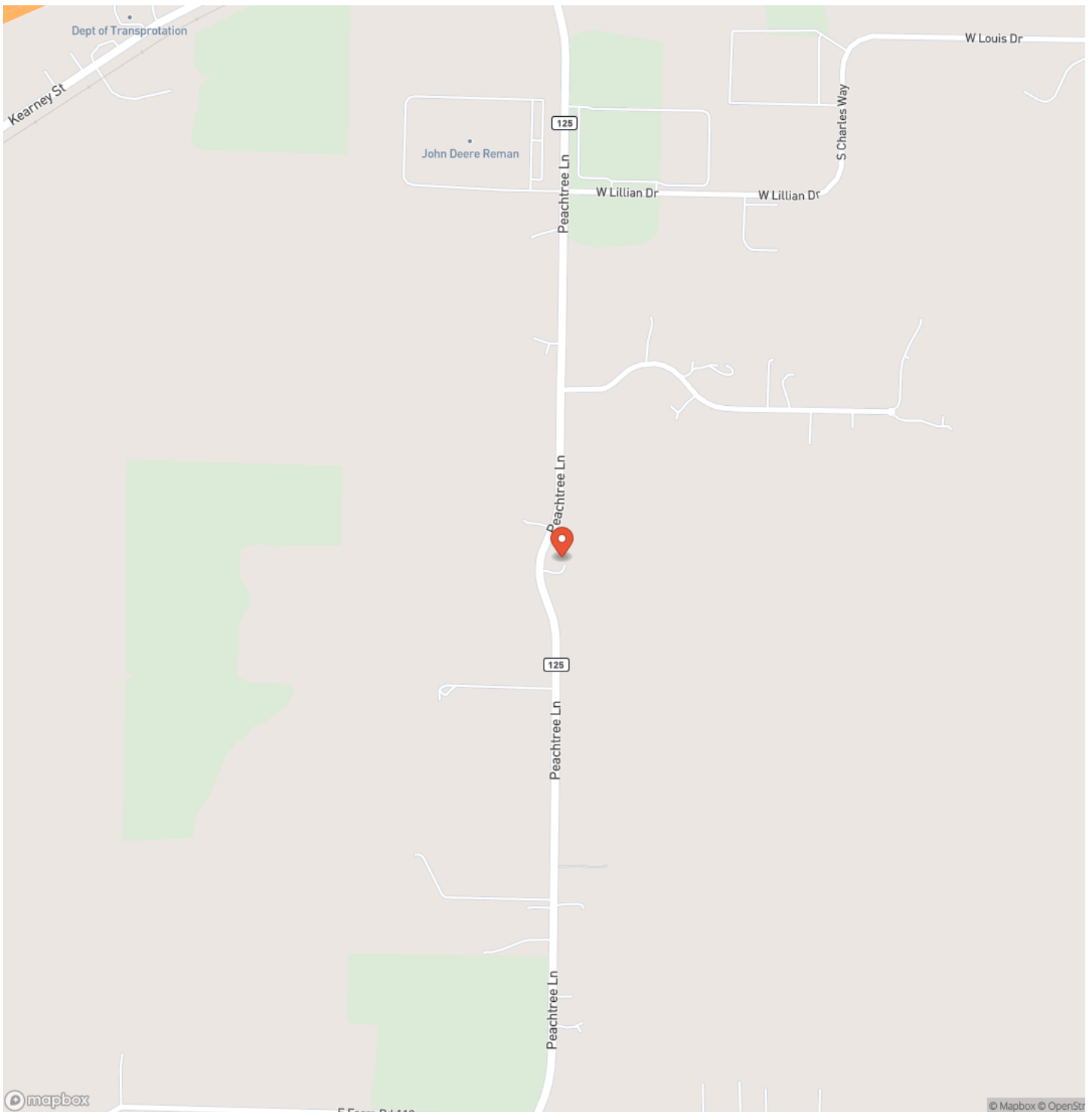
To find out more about this property and others like it on or off the market please call or text Dustin Lewis at [417-839-1899](tel:417-839-1899) or email Dlewis@mossyoakproperties.com

<https://www.mossyoakproperties.com/agent/dustin-lewis/>

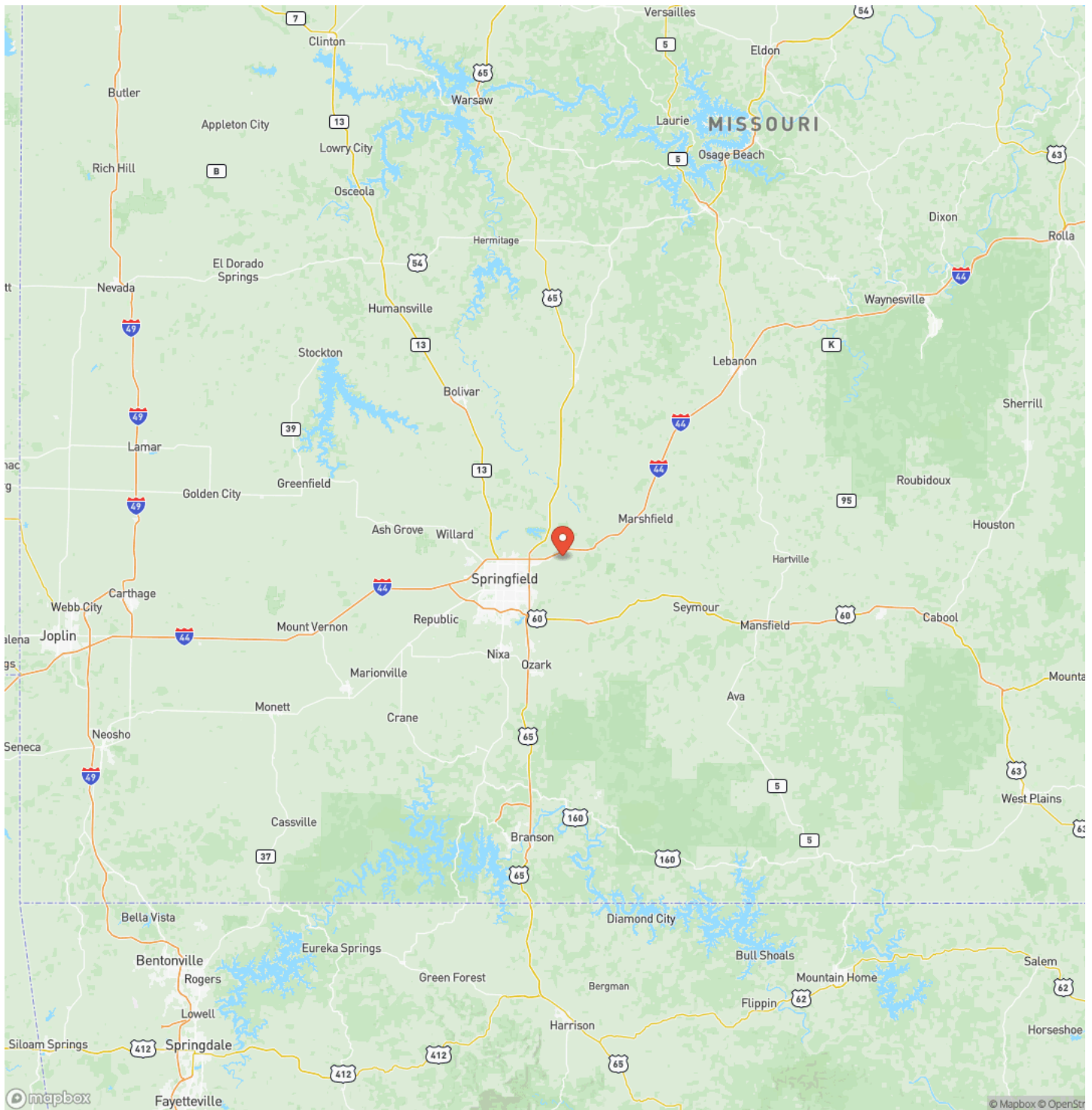
Huge Develpoment Potential
Strafford, MO / Greene County



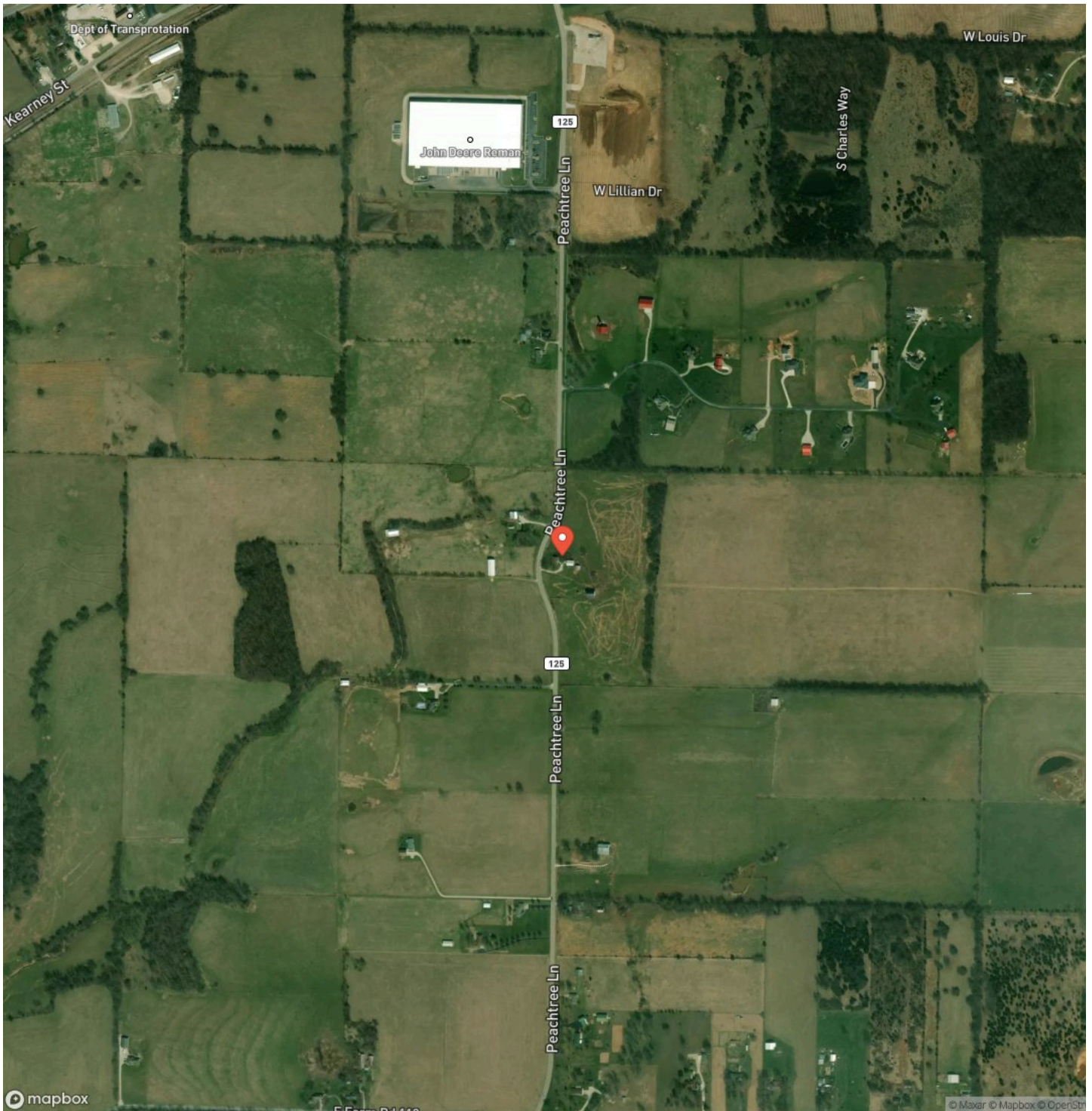
Locator Map



Locator Map



Satellite Map



Huge Development Potential 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

NOTES

[illegible]

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



MORE INFO ONLINE:
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
MossyOakProperties.com
