

WELCOME TO  
**REIN VALLEY**

*The Arena*

**31.47± ACRES**  
**WEBSTER COUNTY, MO**  
**\$2,200,000**

**HIGHLY-IMPROVED  
EQUESTRIAN PROPERTY**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (816) 577-5206 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

## LOCATION:

- 2636 State Highway B  
Rogersville, MO 65742
- Webster County
- 2.8± Miles N of Rogersville
- 13.6± Miles SE of Springfield
- 47.2± Miles NE of Branson
- 184± Miles SE of Kansas City
- 230± Miles SW of St. Louis

## COORDINATES:

- 37.14485, -93.0483

## PROPERTY USE:

- Equestrian Operation
- Working Ranch
- Entertainment Venue
- Income-Producing
- Recreation

## TAX INFORMATION:

- 2025 Taxes  
*Some parcels have been surveyed  
and have new parcel ID numbers.*
- 20-3.0-07-000-000-001.020: \$3,139.45
- 20-3.0-07-000-000-014.010: \$27.65



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**KIX NELSON**

LAND SPECIALIST

C: 417-841-7984

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[kix@smalltownproperties.com](mailto:kix@smalltownproperties.com)

4848 Main St. - Flora, MS 39701

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Information is believed to be accurate but not guaranteed.

## PROPERTY INFORMATION:

- 31.47± Acre Turnkey Equestrian Infrastructure
- 39,000± SqFt Equestrian Complex
  - 56-Stall Barn
    - Ten 12 x 16 foaling stalls
    - Forty 12 x 12 Stalls
    - Six 9 x 12 Stalls
  - Automatic Waterer
  - Stall Grazer 3-in-1 Corner Feeder
  - Heaters Above Washbays
  - Feed Doors for Easier Daily Feeding
  - Rubber Floor Mats in All Stalls
  - Four Tack Rooms
  - Four Wash Bays
  - Dedicated Laundry Room
  - Automated Misting System for Fly Control
  - Timer-Controlled Lighting System
  - Electrical Outlets Over Stalls
  - Finished Office Area
    - Private Office, Lobby, Kitchen and Indoor Viewing Area
  - 2,000± SqFt Apartment Above Arena
- 100 x 200 Indoor Riding Arena
  - Two “Big Ass Fans”
  - Exhaust Fan for Added Airflow
- 135 x 400 Outdoor Arena
- Separate Cutting Arena
- Two Exterior RV Power Hookups at the Barn
- Four Turnouts with Alleyways
- Two Additional Pastures
- Automatic Waterers in Pastures, Turnouts, and Cattle Pens
- Livestock Setup Includes 3 Holding Pens
- Working Area for Livestock Handling
- Chutes for Cattle Handling and Livestock Management
- Large Shop Building
  - Storage Areas
  - Indoor Tennis Court
  - Bathroom
  - Exterior RV Power Hookup



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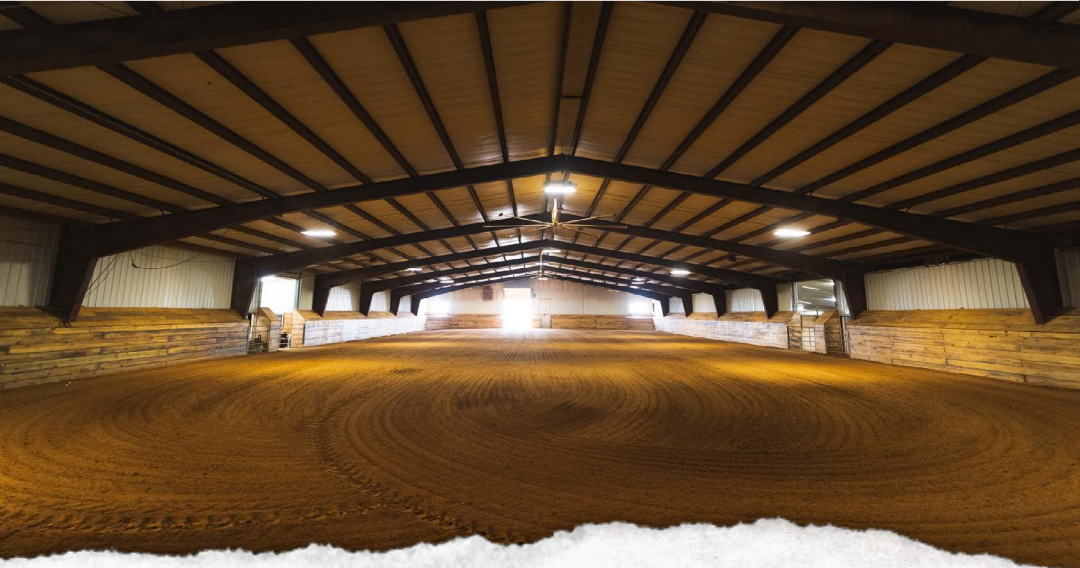
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# WELCOME TO REIN VALLEY - THE ARENA

REIN VALLEY—THE ARENA & 31.47 IS A HIGHLY IMPROVED EQUESTRIAN PROPERTY IN ROGERSVILLE, MISSOURI, BUILT WITH THE INFRASTRUCTURE, LAYOUT, AND SCALE TO SUPPORT A SERIOUS EQUINE OPERATION. At the center of the 31.47± acre Webster County property is a 39,000± square foot equestrian complex designed for year-round riding, training, and daily horse care. A 100 x 200 indoor arena features two oversized Big Ass Fans and an exhaust fan to help maintain airflow throughout the riding space. Outside, a 135 x 400 arena and separate cutting arena provide the space needed for training, performance work, clinics, events, or private use.

The barn is set up for efficiency and day-to-day function. It includes 56 total stalls: ten oversized 12 x 16 foaling stalls, forty 12 x 12 stalls, and six 9 x 12 stalls. Each stall is equipped with an automatic waterer, a Stall Grazer 3-in-1 corner feeder, feed doors for easy access, and rubber floor mats. The barn also includes two exterior RV power hookups, a timer-controlled lighting system and electrical outlets over the stalls, an automated misting system for fly control, four tack rooms, four wash bays, and a dedicated laundry room.



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# MORE ABOUT REIN VALLEY - THE ARENA

The finished office area adds a professional touch to the facility, with a private office, a lobby, kitchen, and indoor viewing area overlooking the arena. Above the arena is a 2,000± square foot apartment that provides additional living space with views over the operation below. This space works well for on-site management, guests, or additional private living quarters.

The acreage is set up for practical equestrian and livestock use. Four turnouts with alleyways allow for easier movement, separation, and rotation of horses throughout the property. Two additional pastures, with automatic waterers located in each, turnouts, and cattle pens, add everyday convenience and efficiency. The livestock setup includes three holding pens, a working area, and chutes, giving the property added function for cattle handling, livestock management, and training operations.



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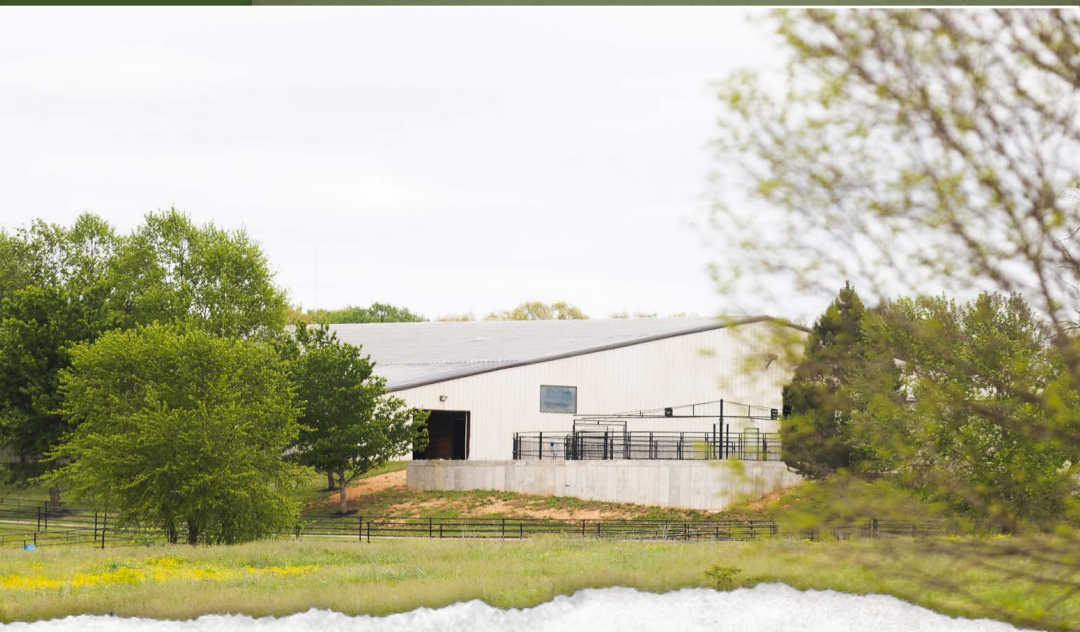
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# MORE ABOUT REIN VALLEY - THE ARENA

A large shop building adds another valuable layer to the property, offering space for equipment, bulk shavings, hay, feed, and general storage. Inside the shop is an indoor tennis court, an exterior RV power hookup, and a bathroom, creating a unique recreational feature and additional flexibility rarely found with a property of this kind.

With indoor and outdoor arenas, a 56-stall barn, foaling stalls, wash bays, tack rooms, office space, an apartment, turnouts, pasture setup, cattle-working facilities, a cutting pen, a shop, storage, and 31.47 ± acres, this property is worth a visit! Rein Valley—The Arena & 31.47 is a rare turnkey equestrian property with the infrastructure and functionality to support a high-level private or professional operation. Additional acreage is available.

To schedule a private showing, contact **Kix Nelson** today  
and experience #TheSmallTownWay!



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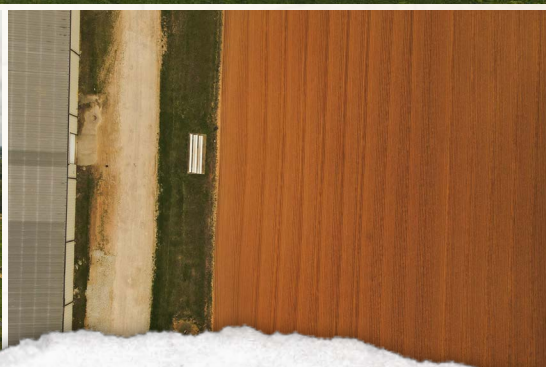
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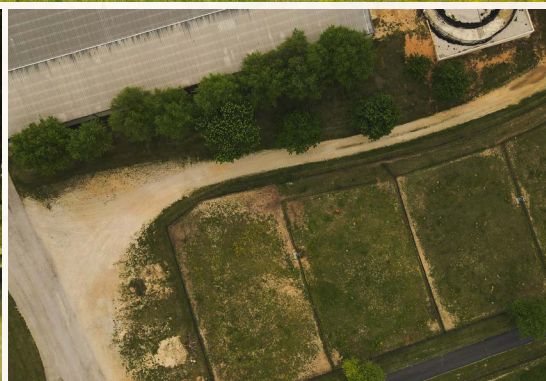
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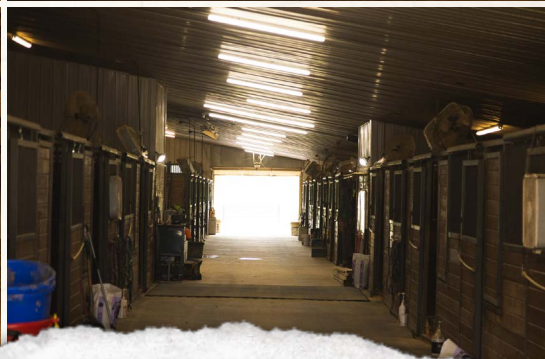
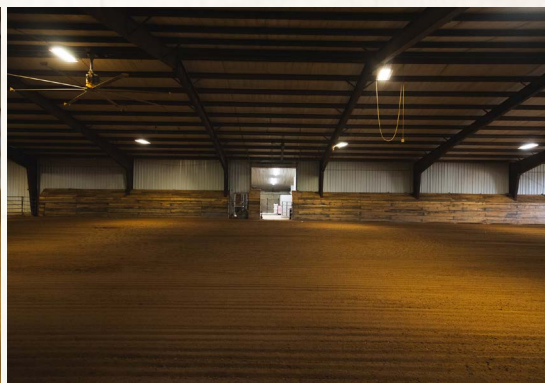
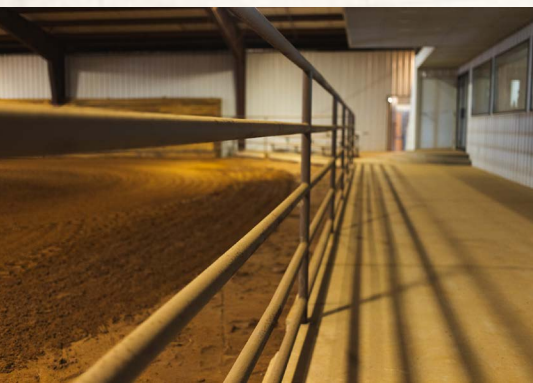
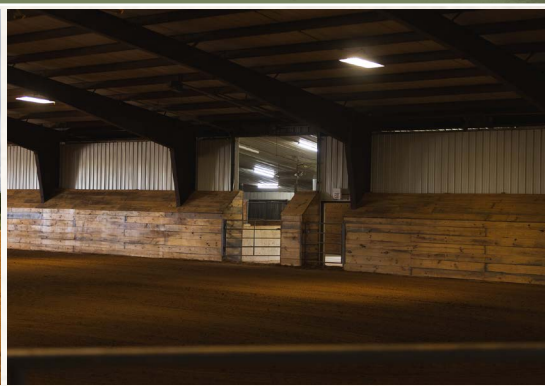
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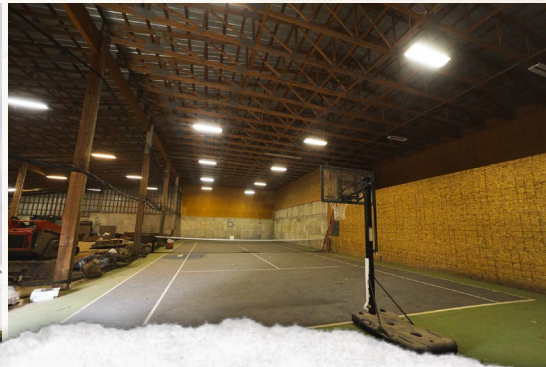
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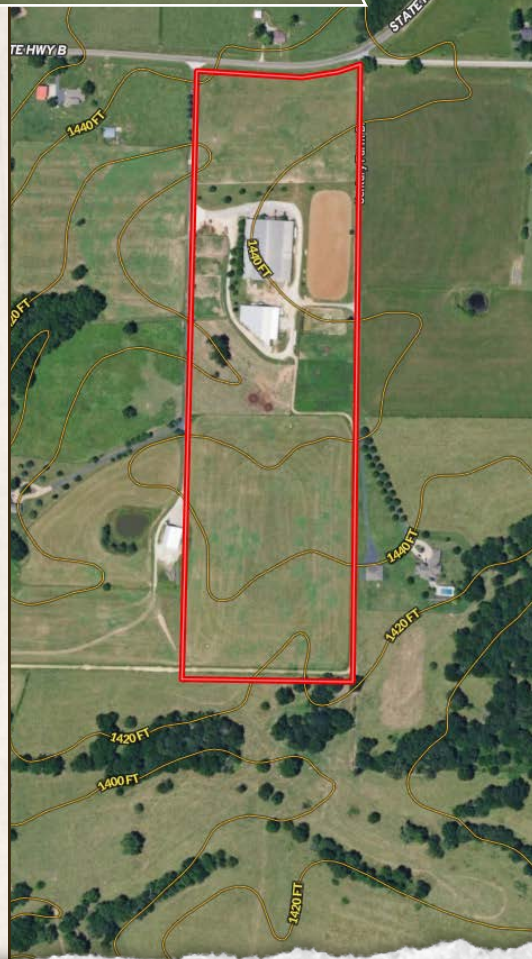
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# TOPOGRAPHY MAP



# FLOOD MAP



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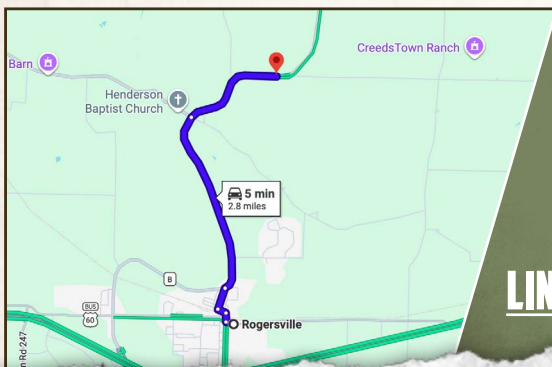
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land id. LINK



Directions From Rogersville, MO:  
Travel 2.4 miles north on Highway B  
to the property on the right.

Physical Address:  
2632 State Highway B  
Rogersville, MO 65742

[LINK TO GOOGLE MAP DIRECTIONS](#)



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