



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO *Rein Valley*

146.68± ACRE ESTATE
WEBSTER COUNTY, MO

DESIGNED FOR THE HOME AND LAND
TO WORK TOGETHER SEAMLESSLY



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- 2632 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

PROPERTY USE:

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

COORDINATES:

- 37.146707, -93.049300

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
- 20-3.0-07-000-000-001.000: \$8,020.37
- 20-3.0-07-000-000-014.000: \$46.25
- 20-3.0-07-000-000-003.000: \$31.04
- 20-3.0-07-000-000-013.000: \$11.27
- 20-3.0-07-000-000-023.000: \$5.63



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KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

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Information is believed to be accurate but not guaranteed.

PROPERTY INFORMATION:

- 146.68± Total Acres
- Gated Entrance with a Paved Drive
- Fully Fenced & Cross-Fenced with Pipe Fencing
- Private Setting
- Rolling Pasture
- Manicured Valley
- Scattered Timber
- 5,700± SqFt Home
 - Custom-Built
 - 4 Bedrooms/4.5 Bathrooms
 - Open Floorplan
 - Spacious Kitchen
 - Multiple Living Areas
 - Large Windows
 - Walkout Basement
 - Screened-In Outdoor Kitchen
 - 20 x 40 Infinity Swimming Pool
 - Pergola
 - Fire Pit Area
 - Covered Outdoor Spaces
- Equestrian Facility
 - 39,000± Sq Ft Facility
 - 56 Horse Stalls
 - Tack Rooms
 - Wash Bays
 - Office Area with a Lobby
 - Kitchen
 - Restrooms
 - Indoor Viewing Area
 - 100 × 200 Indoor Riding Arena
 - 135 × 400 Outdoor Riding Arena
 - 2,000± SqFt Apartment Above Arena



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WELCOME TO REIN VALLEY

WELCOME TO A PRIVATE LUXURY ESTATE IN WEBSTER COUNTY, MISSOURI—REIN VALLEY. Set on 146.68± acres less than three miles north of Rogersville, this equestrian estate was built with a clear purpose: private without being remote, functional without sacrificing appearance, and designed for the home and land to work together seamlessly.

A gated entrance leads into a long, tree-lined paved drive that gradually opens to a home and surrounding acreage. Quiet, clean, and built with intention, it sets the tone from the moment you arrive.

The custom-built home offers 5,700± square feet of living space positioned to take full advantage of the property, with views across rolling pasture, a manicured valley, and scattered timber. Inside, the layout is open, comfortable, and full of natural light, with large windows that keep the home connected to the land around it. The home was built to be lived in, not just looked at.



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MORE ABOUT REIN VALLEY

Featuring four bedrooms, four full bathrooms, one half bath, and a three-car garage, the open floor plan is designed for everyday living and entertaining. The primary suite overlooks the 20x40 infinity swimming pool and the valley beyond. Every bedroom includes walk-in closets. The walkout basement offers an open floor concept, a gym, and direct access to the pool area, making the lower level a true extension of the outdoor living space.

The infinity pool stretches toward the valley as a natural focal point, tying the home to the land. A pergola and fire pit offer a place to wind down in the evenings, while the screened-in outdoor kitchen makes it easy to enjoy the setting year-round.

The land itself is what sets this property apart. Gently rolling pasture, mature scattered trees, and extensive pipe fencing and cross-fencing create a clean and highly functional layout. Whether you're running livestock, riding, or simply enjoying the space, every acre has purpose.



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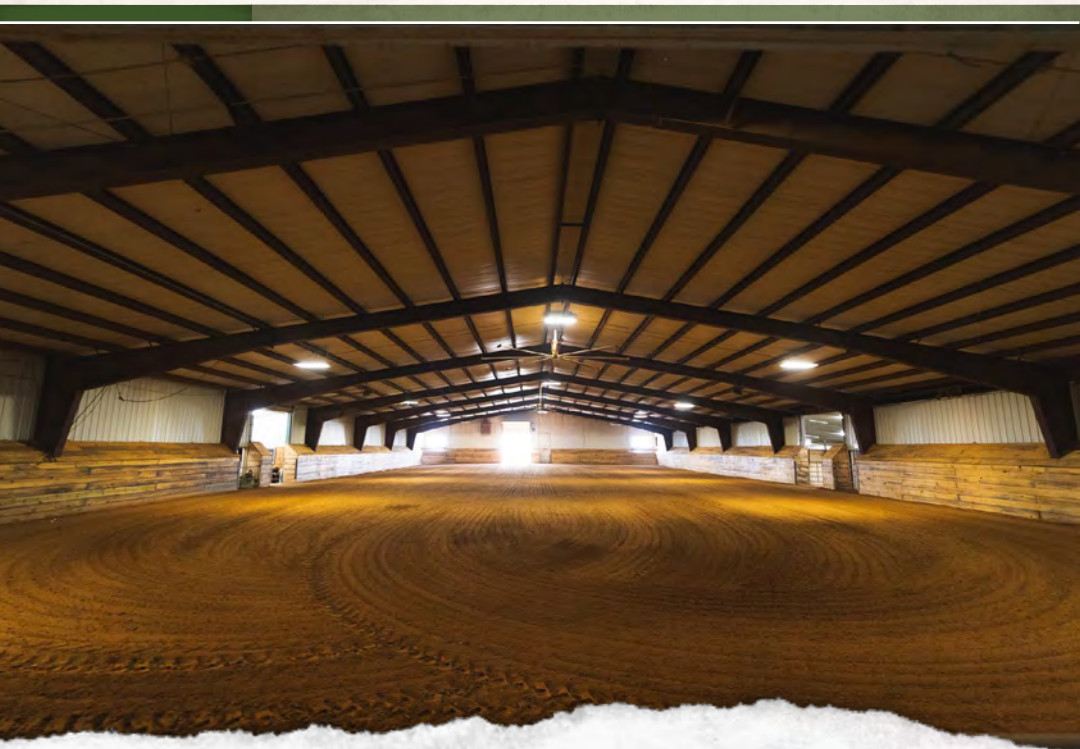
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MORE ABOUT REIN VALLEY

Just southeast of the gated entrance, you will find a 39,000± square foot equestrian facility that adds a completely different level of capability. A 100 x 200 indoor arena and a 135 x 400 outdoor arena provide room for year-round riding and large-scale use. The facility includes 56 stalls, multiple tack rooms, wash bays, and a finished office space with a lobby, kitchen, and indoor viewing area. Above the arena, a 2,000± square foot apartment overlooks the entire operation, keeping you directly connected to everything happening below.

Rein Valley also carries a proven history of mature whitetail deer, with a mix of rolling pasture, scattered timber, natural travel corridors, and quiet tucked-away areas that hold and produce quality deer year after year.



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MORE ABOUT REIN VALLEY

The property gives you options. It works as a private estate, a fully operational equestrian setup, or a combination of both. The established infrastructure and layout are ready to adapt to whatever direction the next owner takes.

Rein Valley sits approximately 13 miles from the south side of Springfield, with the Springfield-Branson National Airport less than 30 miles away, keeping you connected without compromising the privacy the property delivers.

Opportunities like this, where the land, the improvements, and the location all align, are difficult to recreate.

Contact Kix Nelson for pricing and to schedule a personal tour and experience #TheSmallTownWay!

[CLICK HERE](#)
OR SCAN THE CODE
TO WATCH A VIDEO



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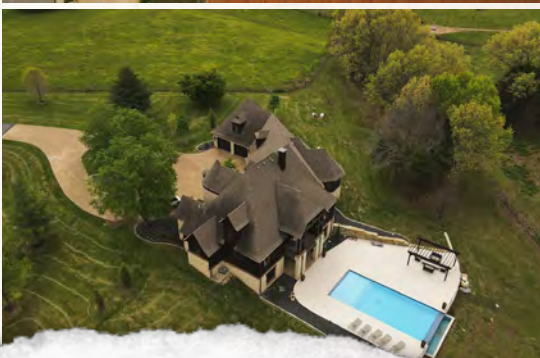
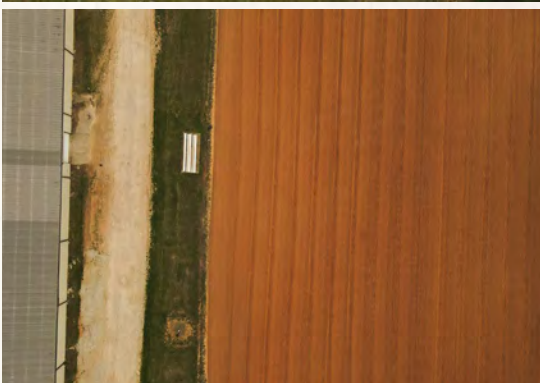
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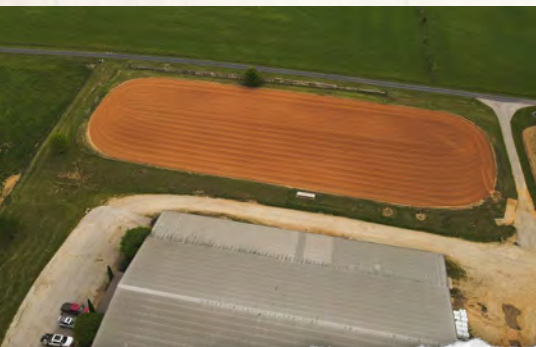
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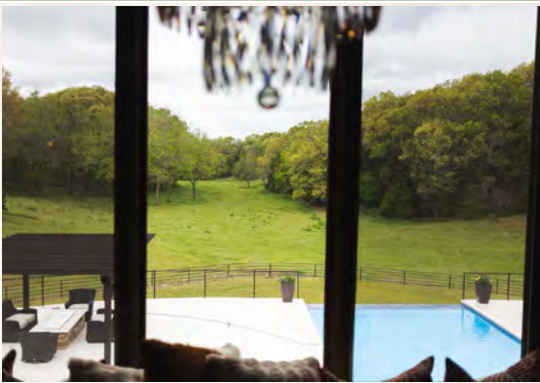
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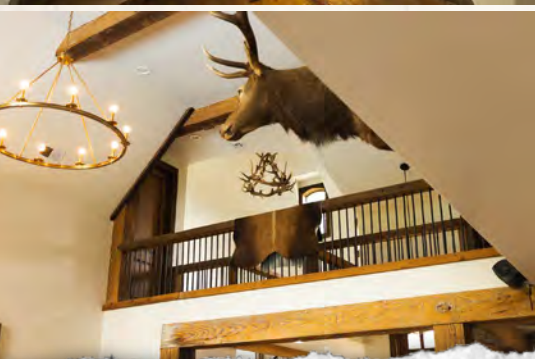
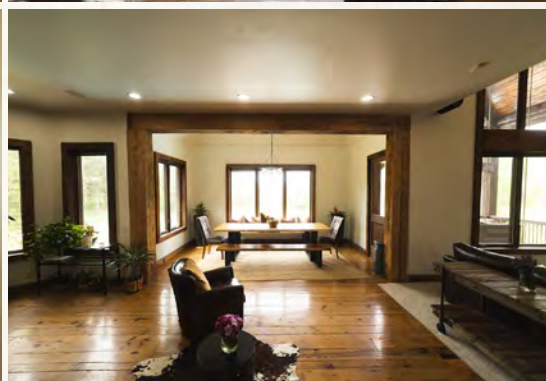
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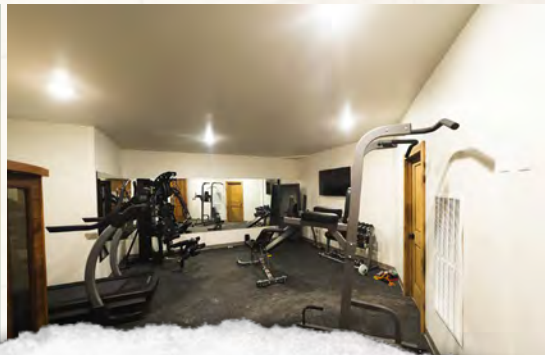
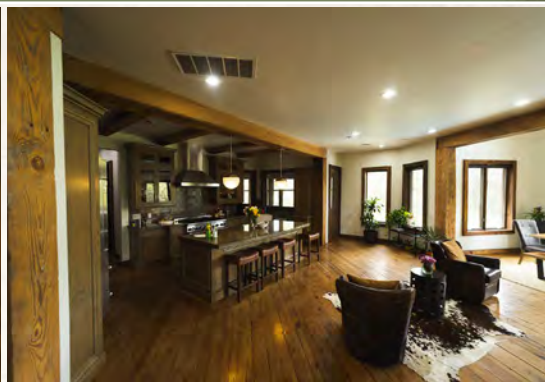
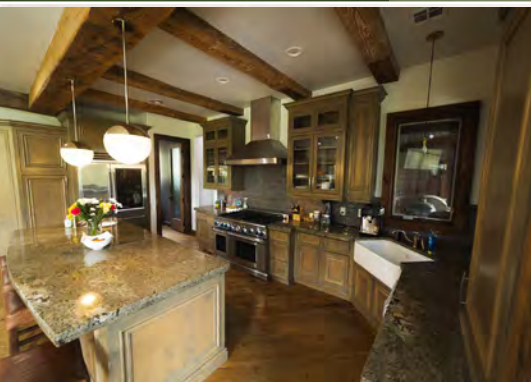
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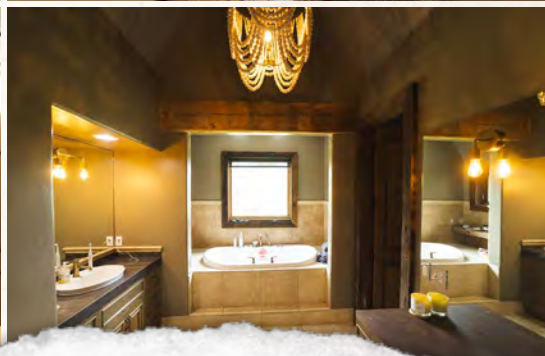
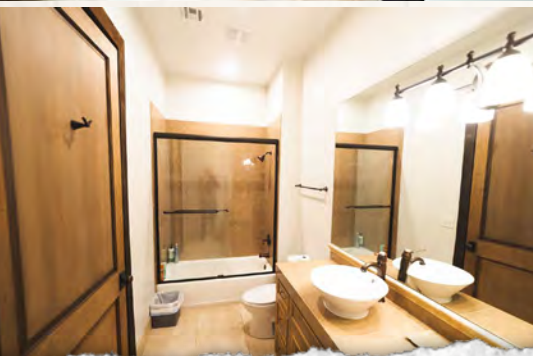
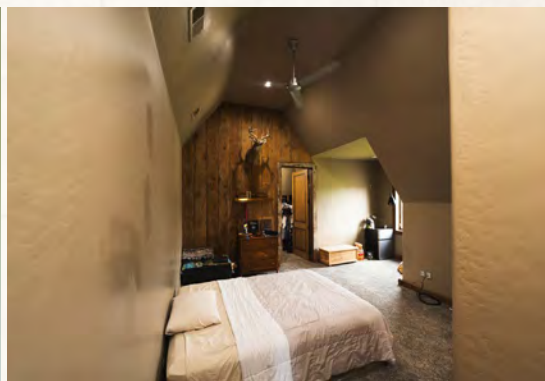
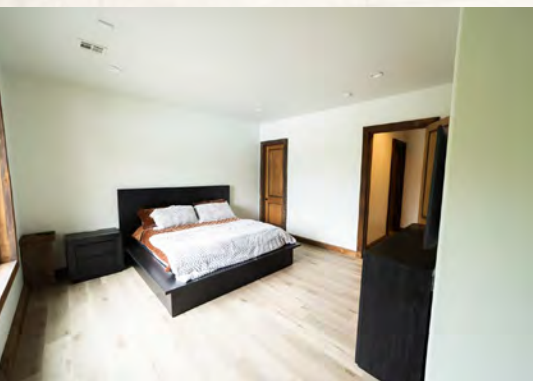
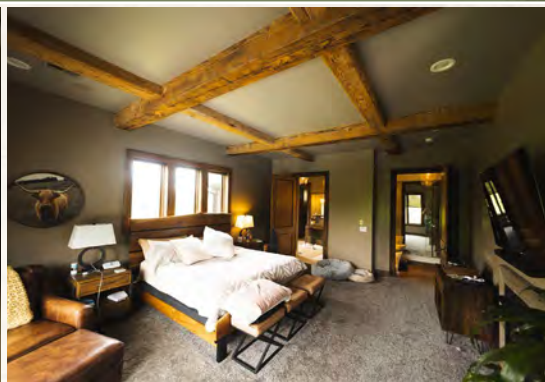
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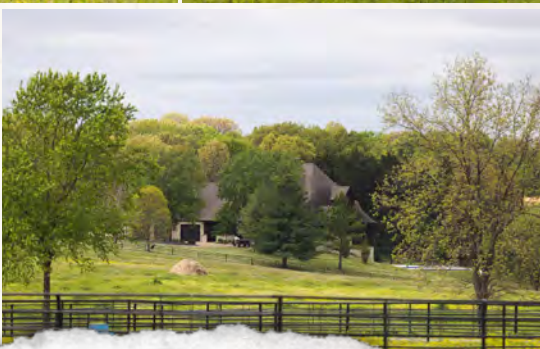
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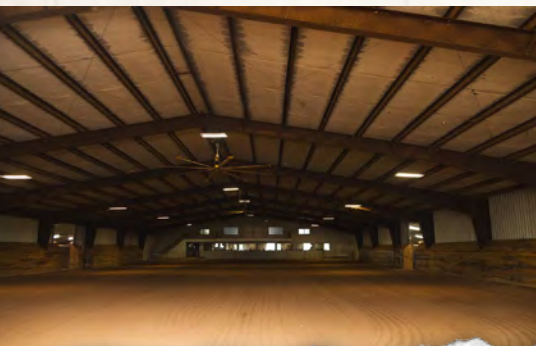
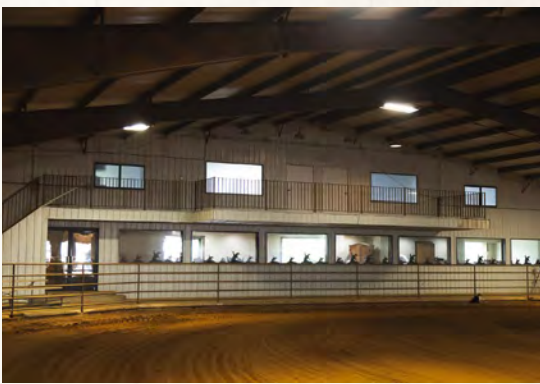
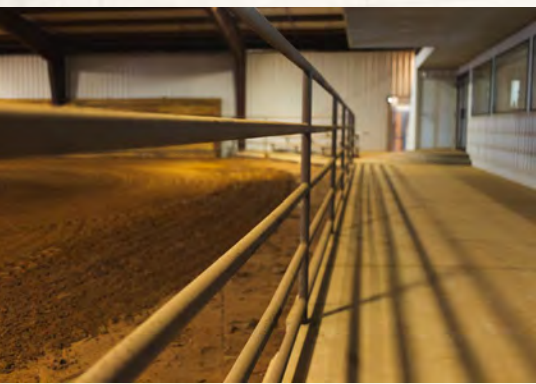
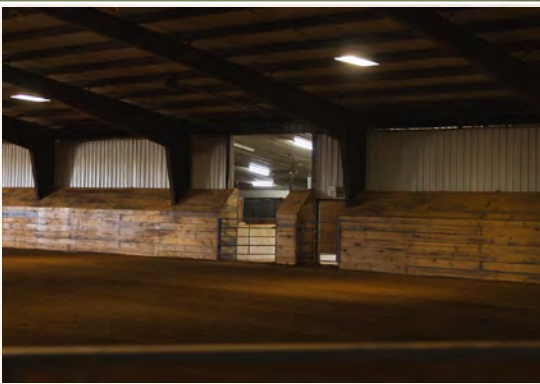
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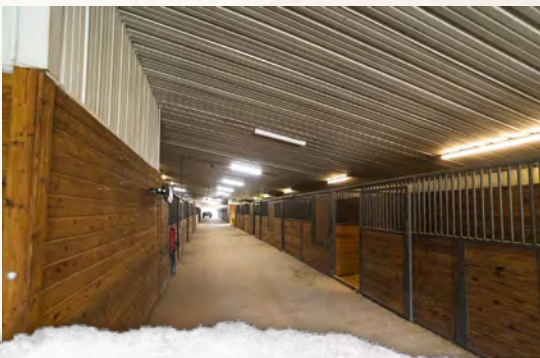
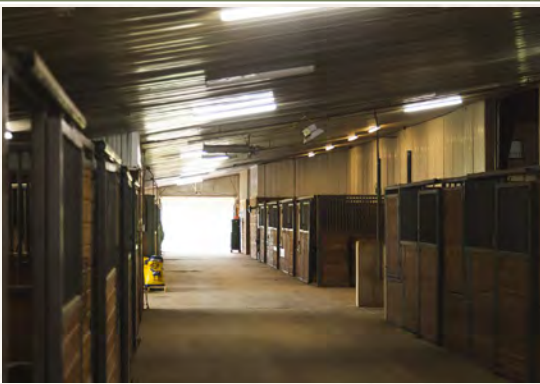
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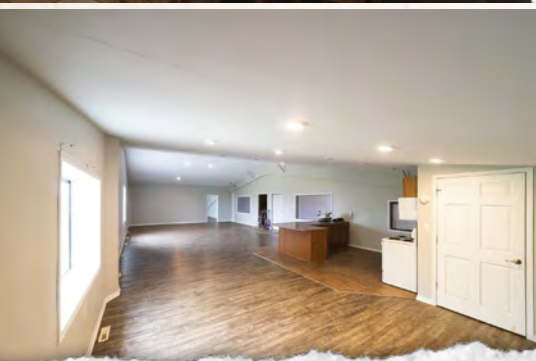
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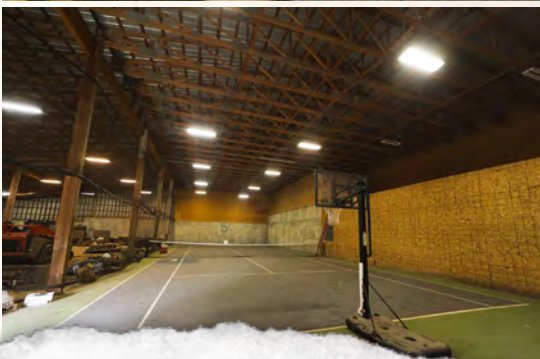
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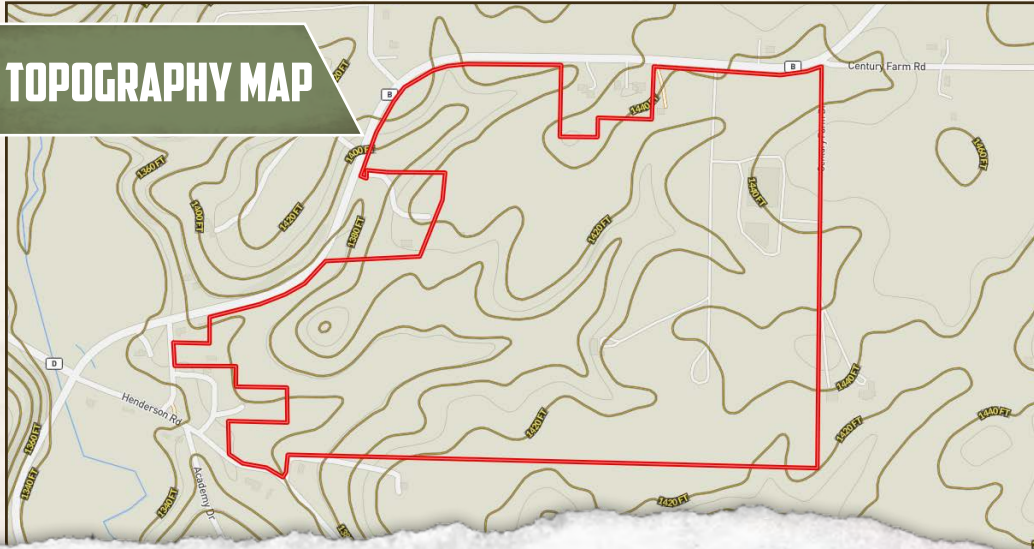
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FLOOD MAP



TOPOGRAPHY MAP



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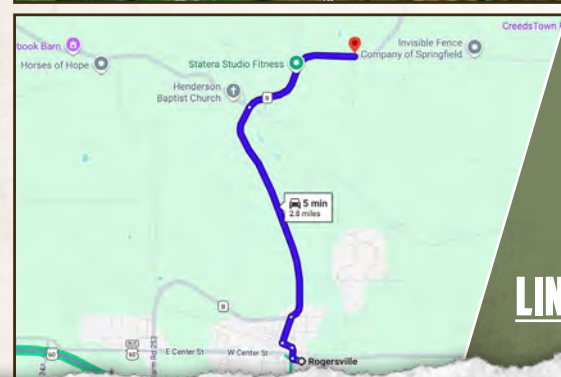
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land id. LINK



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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