

3259 Farm Road 60
Springfield, MO 65803



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MLS# SOM60308336



\$1,200,000

4 Bedrooms | 2 Bathrooms | 2,665 Sqft

A rare opportunity to own a fully operational equestrian estate that combines privacy, functionality, and convenience just minutes from Springfield. Situated on 44 scenic acres in the Willard School District, this all-brick walkout basement home is paired with a turn-key horse facility, offering an ideal balance of peaceful country living and professional equestrian use. Recent updates include exterior paint, new flooring in the kitchen, bathrooms, and sunroom, along with updated light fixtures, outlets, and exterior doors throughout. The kitchen features new counters, updated cabinetry, a new sink, and built-in breakfast, wine, and coffee bars. Additional highlights include two wood-burning fireplaces, a new deck with pool addition, and a heated oversized two-car garage with excellent storage. The land is fenced and cross-fenced and offers two ponds, an automatic watering system, a circle drive, and ample trailer parking with easy access to the barn area. Designed for immediate use, the equestrian facilities support a 50-horse operation with 11 pastures and 6 paddocks, each with water access. The barn includes an indoor arena, large tack room, wash rack, feed area, and three stalls with cross-tie space. A 180x140 outdoor arena is ideal for training, lessons, or showing. The large shop provides enclosed tractor and equipment storage with a sliding



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