

3940 Farm Road 123
Springfield, MO 65807



Powered by lakefrontexpo.com

MLS# SOM60312393



\$3,499,000

Discover an exceptional 35-acre tract of developmental land ideally located just off West Bypass and Republic Road, offering outstanding visibility and immediate access to major highways. This highly accessible location positions the property perfectly for a wide range of commercial, mixed-use, or residential development opportunities. The land has access to sewer on the property, significantly reducing upfront infrastructure costs and enhancing development potential. Adding to its unique appeal, the property features a historic schoolhouse dating back to the 1880s--an authentic landmark that could be restored or incorporated as a distinctive focal point within a future development. A spring-fed creek is on the northern edge of the property, providing natural beauty, mature surroundings, and opportunities for thoughtful site design that blends development with nature. The combination of location, utilities, history, and natural features makes this property a rare and compelling offering in a high-growth corridor. Whether envisioned as a signature development, destination project, or long-term investment, this tract offers the space, access, and character to bring a standout vision to life. Listing to include 3880 S State Hwy FF Springfield, MO 65807. Parcel ID: 1808300004



Ronald P Hartman
Phone: (417) 766-3559
RE/MAX House of Brokers

For full listing details, please scan:

