

**000 Farm Road 164**  
Springfield, MO 65809



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MLS# SOM60303386



**\$3,250,000**

River Property! 4, 500+' of James River frontage. Have your own private estate on the Southeast edge of Springfield where you can fish, float, hunt, ride horses and raise cattle. 2 Minutes to Hwy 65 & Battlefield Rd. Approximately 125 acres of the property is in the flood plain but there is approximately 40 acres out of the flood plain with several great building sites with views of the river valley. Catch beautiful sunrises. 125+ acres of prime bottom land to grow many kinds of crops, hay or grain. It also creates a natural buffer area that no one will ever build on. All utilities are available. There are 2 wells. Great solid old barn and 2 silos. Could be a lot of possibilities for the future, event center, hobbies, etc.



**John D Hopkins, ALC**

Phone: (417) 883-3000

J. Hopkins & Associates Inc.

For full listing details, please scan:

