

3812 Farm Rd 131
Springfield, MO 65803



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MLS# SOM60327051



\$4,800,000

Prime Developers Dream Property. This is a rare opportunity to purchase 80 acres of gently rolling land that is Zoned R-1 for a residential subdivision. Planning and zoning said they don't see many 80 acre properties that have this zoning making it a special piece of property. No part of this 80 acres is located in a Floodplain making it even more appealing and profitable. City Water and Sewer is located only 1,000 feet away. If city utilities are brought to the property then you can subdivide in quarter acre lots (10,000 sq feet) If city utilities are NOT brought to the property then you can subdivide with a minimum of 3 acre lots. Currently being used as an equestrian farm with multiple barns and pastures, indoor horse stalls, entirely fenced/crossed fenced, and there is a pond. There is also an old homestead on the property that was built in 1893 that is still livable. All the structures are currently getting new roofs due to the hail storm. But the R-1 zoning, location, and availability of infrastructure makes this land perfect for a residential subdivision.



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