

454 Green Hill
Rocky Comfort, MO 64861



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MLS# SOM60329757



\$3,250,000

5 Bedrooms | 3 Bathrooms | 2,640 Sqft

Rarely does a property of this scale and versatility come to market. 291 acres offering the perfect blend of privacy, productivity, and panoramic beauty. Located directly adjacent to the Big Sugar River, the main home features 4 bedrooms and 3 baths, with a secondary kitchen on the lower level, ideal for multigenerational living or guests. A second home is currently under construction, adding even more possibility to this exceptional estate. The land is roughly two-thirds wooded and one-third open pasture, with sweeping, panoramic views throughout. Two substantial barns anchor the working side of the property one an impressive 60x100, the other 40x60 offering ample space for equipment, hay, or livestock operations. Water resources are exceptional: beyond frontage on the Big Sugar River, the homes are serviced by a 550-foot deep well, with a secondary well and septic system at an old home site ready for future use. A cave, bluffs, natural springs and ponds dot the landscape. Well spigots are strategically placed throughout the property for herd maintenance, complemented by cross fencing for efficient rotational grazing. Whether you're envisioning a working ranch, a family compound, a recreational retreat, or all three, this property delivers the acreage, infrastructure, water, and views to make it happen. Opportunities like this



Amanda Wells

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