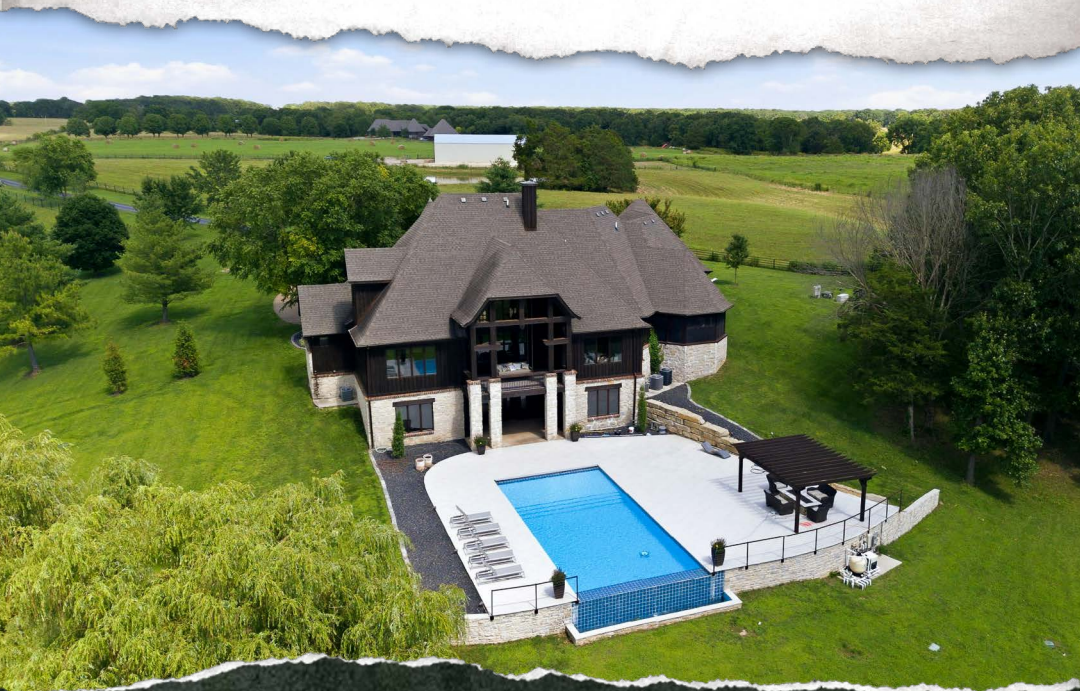


SMALLTOWN
HUNTING PROPERTIES
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2632 STATE HIGHWAY B
ROGERSVILLE | WEBSTER COUNTY, MO
AN ESTATE ON 5.7± ACRES | $1,950,000



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

2632 STATE HIGHWAY B

PROPERTY PROFILE

LOCATION:

- 2632 State Highway B
  Rogersville, MO 65742
- Webster County
- 2.8± Miles N of Rogersville
- 18± Miles SE of Springfield
- 47± Miles NE of Branson
- 183± Miles SE of Kansas City
- 209± Miles SW of St. Louis

PROPERTY USE:

- Residential
- Country Estate

COORDINATES:

- 37.1423, -93.0517

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 5.70± Acres
- 6,898± SqFt Custom Luxury Home
  - 4 Bedrooms/4.5 Baths
  - Primary Suite with Views
  - Exposed Wood Beams
  - Wine Cellar & Wet Bar
  - Private Home Gym
  - Walk-In Closets
  - Open-Concept
  - 3-Car Garage
- Private Gated Entrance
- Long Paved Driveway
- 20' x 40' Infinity-Edge Swimming Pool
- Screened Outdoor Kitchen
- Outdoor Pergola & Fire Pit





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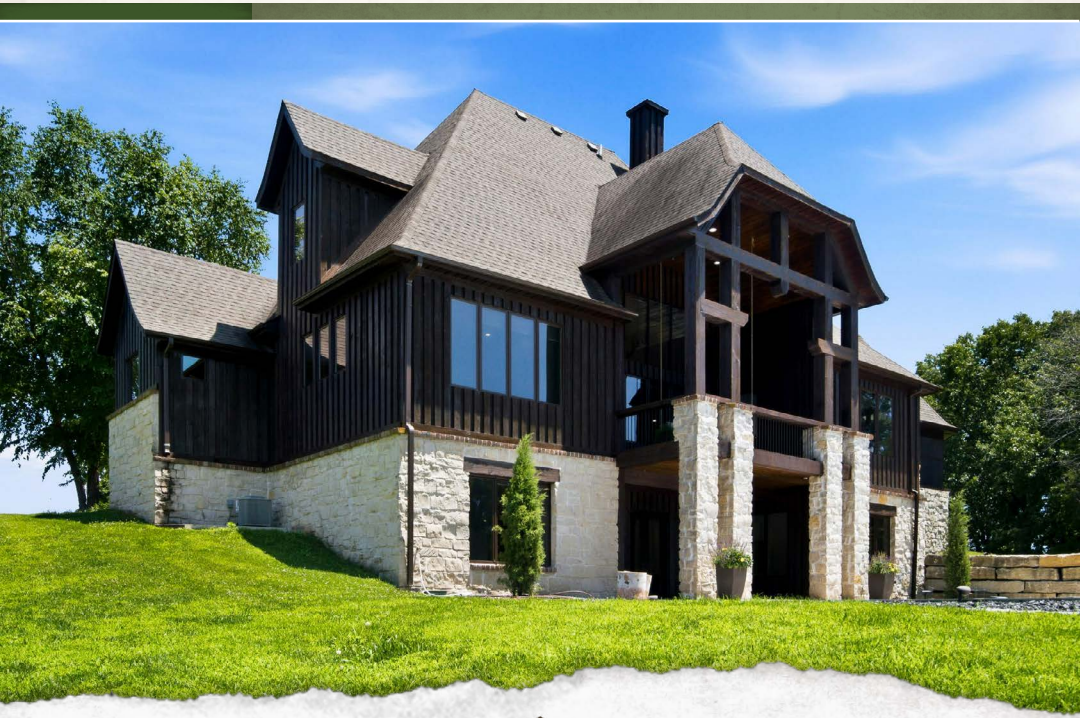
KIX NELSON
LAND SPECIALIST
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kix@smalltownproperties.com
4848 Main St. - Flora, MS 39701
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 2632 STATE HIGHWAY B

WELCOME TO 2632 STATE HIGHWAY B IN ROGERSVILLE, MISSOURI! Located on 5.7± acres in Webster County, this exceptional 6,898± square-foot estate offers an impressive combination of luxury, privacy, and outdoor living. Featuring four bedrooms, four full bathrooms, and one half bathroom, this custom home was designed with attention to detail throughout.

A gated entrance and paved driveway welcome you to a home featuring soaring ceilings, exposed beams, quality finishes, and multiple living and entertaining areas. The kitchen provides a central gathering space, while the home's thoughtful layout offers room for both everyday living and hosting family and friends. Additional features include a wine cellar, wet bar, private gym room, and walk-in closets in every bedroom. The primary suite overlooks the pool and surrounding countryside, offering a private space to unwind.





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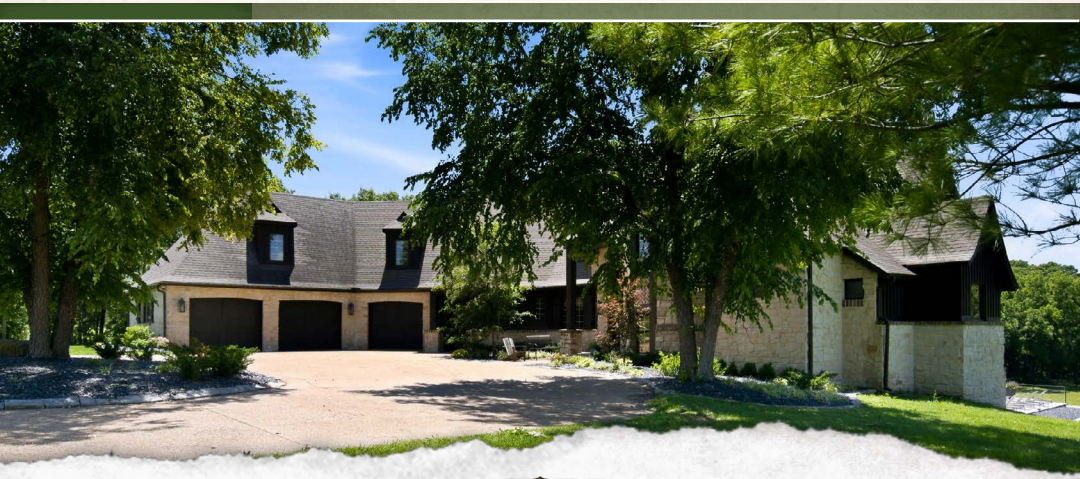
MORE ABOUT 2632 STATE HIGHWAY B

Step outside and you'll find one of the property's most impressive features. A 20' x 40' infinity-edge swimming pool serves as the centerpiece of an outdoor living area complete with a screened outdoor kitchen, pergola, and fire pit. From summer afternoons by the pool to evenings spent entertaining, this estate offers an outdoor experience that is difficult to find just anywhere. An attached three-car garage provides convenient parking and storage, while the surrounding acreage offers privacy and room to enjoy the outdoors without the upkeep of a larger property.

Located in the Rogersville area with convenient access to Springfield and the surrounding communities, 2632 State Highway B offers the opportunity to enjoy upscale country living while remaining close to everyday conveniences. With nearly 6,900 square feet of living space, exceptional outdoor amenities, and a private setting, this Southwest Missouri estate deserves a closer look.

Disclaimer: This property is positioned to become the first lot in a planned future gated subdivision. The 5.7± acre tract is currently identified by a metes and bounds legal description, with future subdivision development anticipated.

Contact Kix Nelson today to schedule your private tour and experience #TheSmallTownWay.





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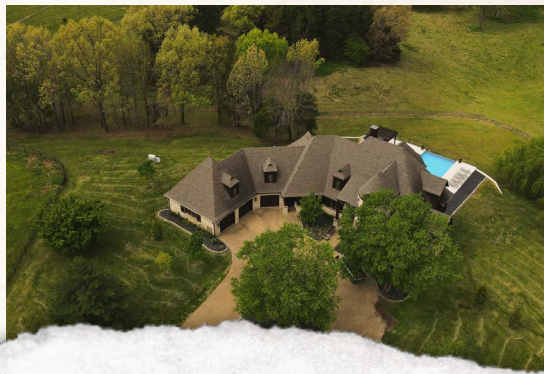
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AN ESTATE ON 5.7± ACRES | 2632 STATE HIGHWAY B | ROGERSVILLE | WEBSTER COUNTY, MISSOURI









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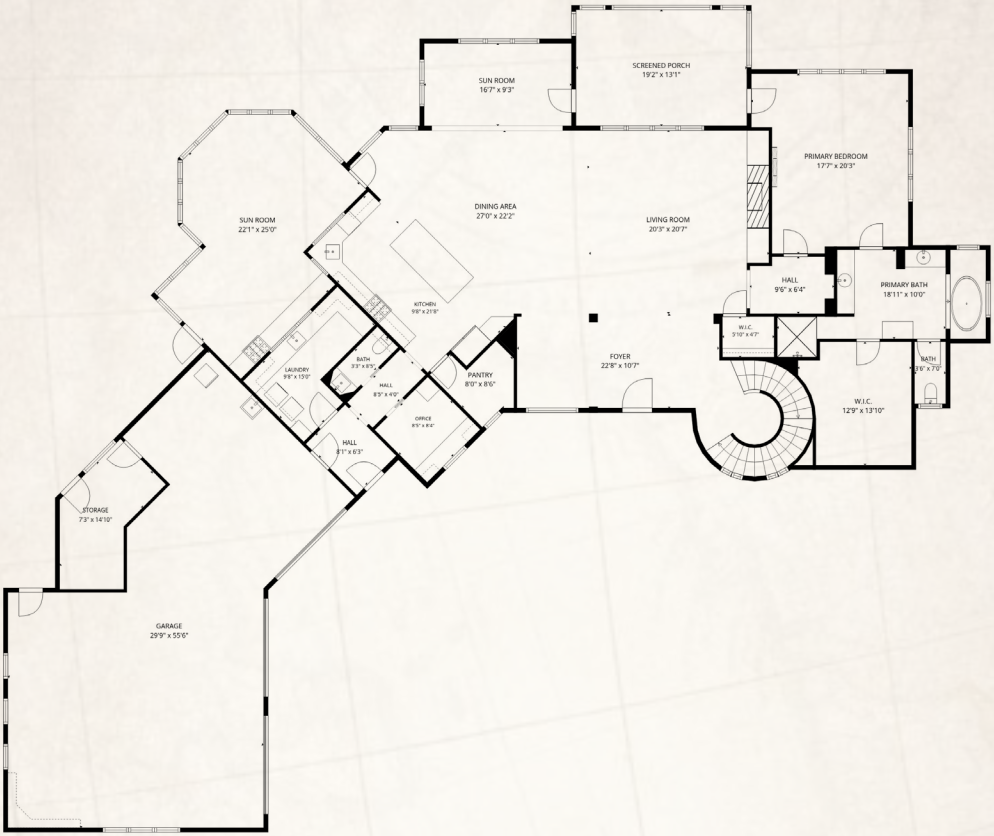




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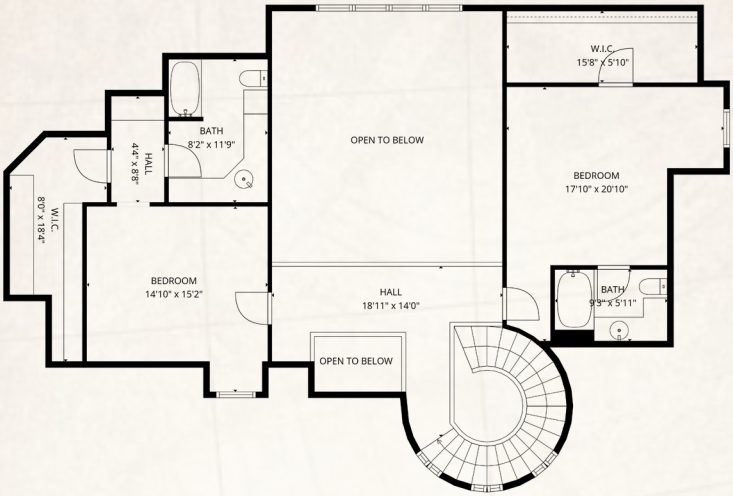


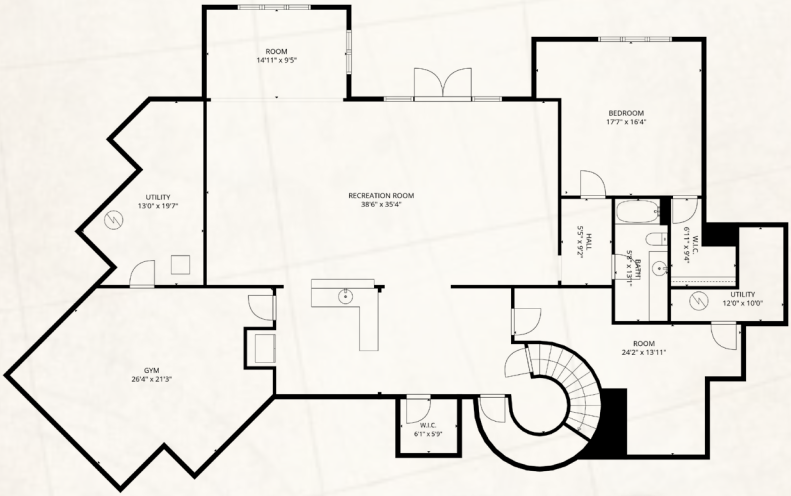


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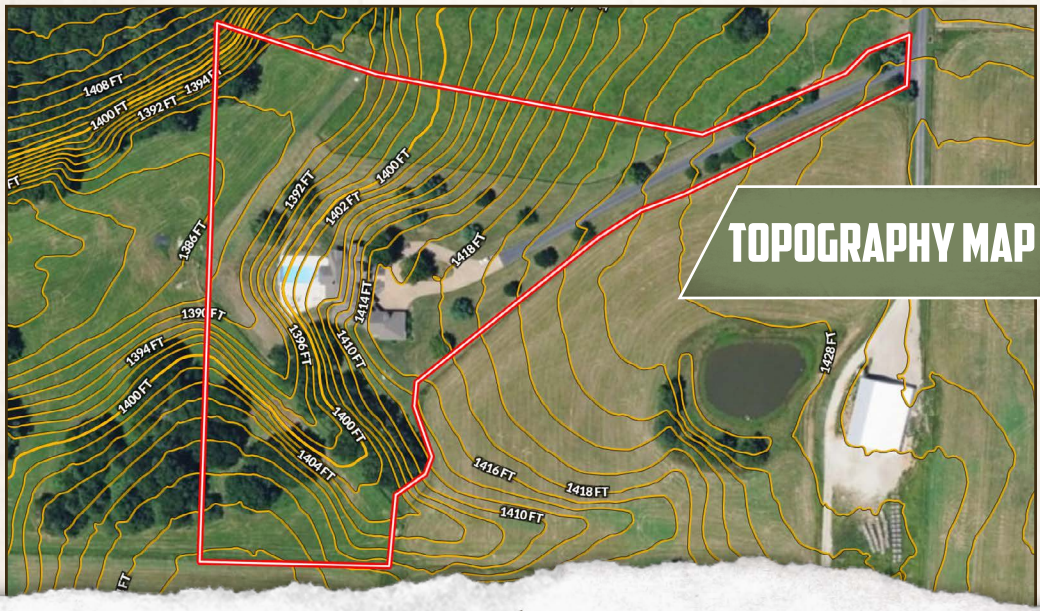
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STREET MAP



TOPOGRAPHY MAP





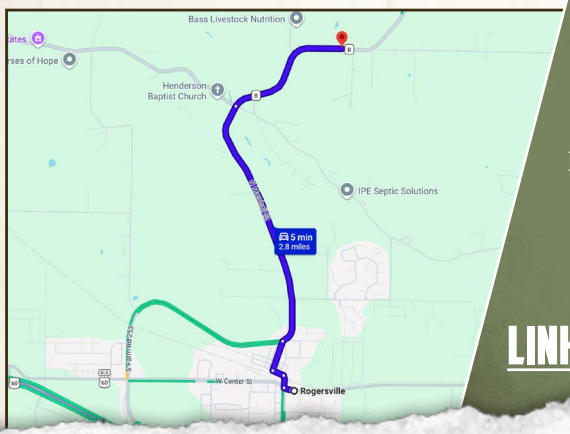
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land id. LINK



Directions From Rogersville, MO: Travel north on Marshall Street for 1.5 miles. Continue straight onto State Highway B for 0.8 miles to the property on the right.

Physical Address:
2632 State Highway B
Rogersville, MO 65742

LINK TO GOOGLE MAP DIRECTIONS



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