



WELCOME TO
REIN VALLEY

The Estate

81.45± ACRE ESTATE
WEBSTER COUNTY, MO
\$3,780,000

DESIGNED FOR THE HOME AND LAND
TO WORK TOGETHER SEAMLESSLY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



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REIN VALLEY - THE ESTATE & 81.45

PROPERTY PROFILE

LOCATION:

- 2632 State Highway B
Rogersville, MO 65742
- Webster County
- 2.8± Miles N of Rogersville
- 13.6± Miles SE of Springfield
- 47.2± Miles NE of Branson
- 184± Miles SE of Kansas City
- 230± Miles SW of St. Louis

COORDINATES:

- 37.146707, -93.049300

TAX INFORMATION:

- 2025 Taxes
*Some parcels have been surveyed
and have new parcel ID numbers.*
- 20-3.0-07-000-000-001.000: \$8,020.37
- 20-3.0-07-000-000-014.000: \$46.25
- 20-3.0-07-000-000-013.000: \$11.27
- 20-3.0-07-000-000-023.000: \$5.63

PROPERTY USE:

- Residential
- Working Ranch
- Recreation
- Hunting



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KIX NELSON

LAND SPECIALIST

C: 417-841-7984

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kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

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Information is believed to be accurate but not guaranteed.

PROPERTY INFORMATION:

- 81.45± Total Acres
- Gated Entrance with a Paved Drive
- Fully Fenced & Cross-Fenced with Pipe Fencing
- Private Setting
- Rolling Pasture
- Manicured Valley
- Scattered Timber
- Additional Acreage Available
- 5,700± SqFt Home
 - Custom-Built
 - 4 Bedrooms/4.5 Bathrooms
 - Open Floorplan
 - Spacious Kitchen
 - Multiple Living Areas
 - Large Windows
 - Walkout Basement
 - Screened-In Outdoor Kitchen
 - 20 x 40 Infinity Swimming Pool
 - Pergola
 - Fire Pit Area
 - Covered Outdoor Spaces



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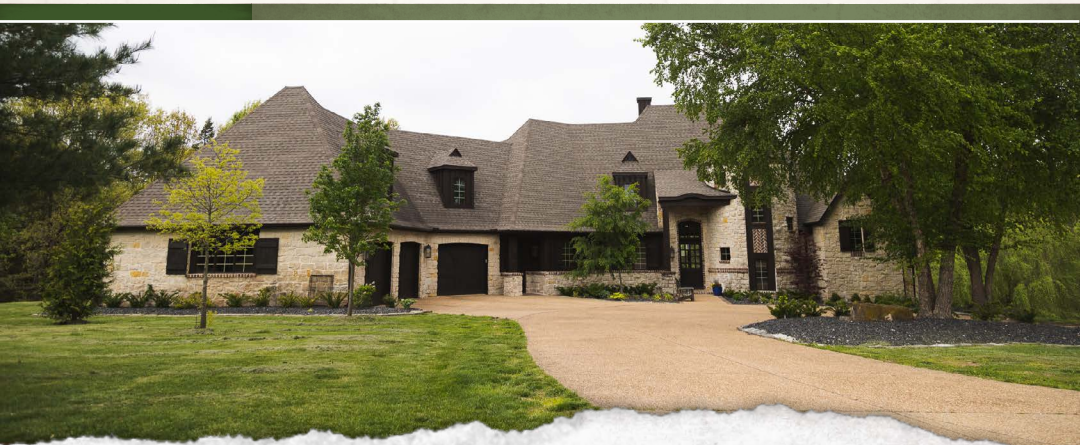
WELCOME TO REIN VALLEY - THE ESTATE & 81.45

WELCOME TO A PRIVATE LUXURY ESTATE IN WEBSTER COUNTY, MISSOURI—REIN VALLEY. Set on 81.45± acres less than three miles north of Rogersville, this luxury estate was built with a clear purpose: private without being remote, functional without sacrificing appearance, and designed for the home and land to work together seamlessly.

A gated entrance leads into a long, tree-lined paved drive that gradually opens to a home and surrounding acreage. Quiet, clean, and built with intention, it sets the tone from the moment you arrive.

The custom-built home offers 5,700± square feet of living space positioned to take full advantage of the property, with views across rolling pasture, a manicured valley, and scattered timber. Inside, the layout is open, comfortable, and full of natural light, with large windows that keep the home connected to the land around it. The home was built to be lived in, not just looked at.

Featuring four bedrooms, four full bathrooms, one half bath, and a three-car garage, the open floor plan is designed for everyday living and entertaining. The primary suite overlooks the 20x40 infinity swimming pool and the valley beyond. Every bedroom includes walk-in closets. The walkout basement offers an open floor concept, a gym, and direct access to the pool area, making the lower level a true extension of the outdoor living space.



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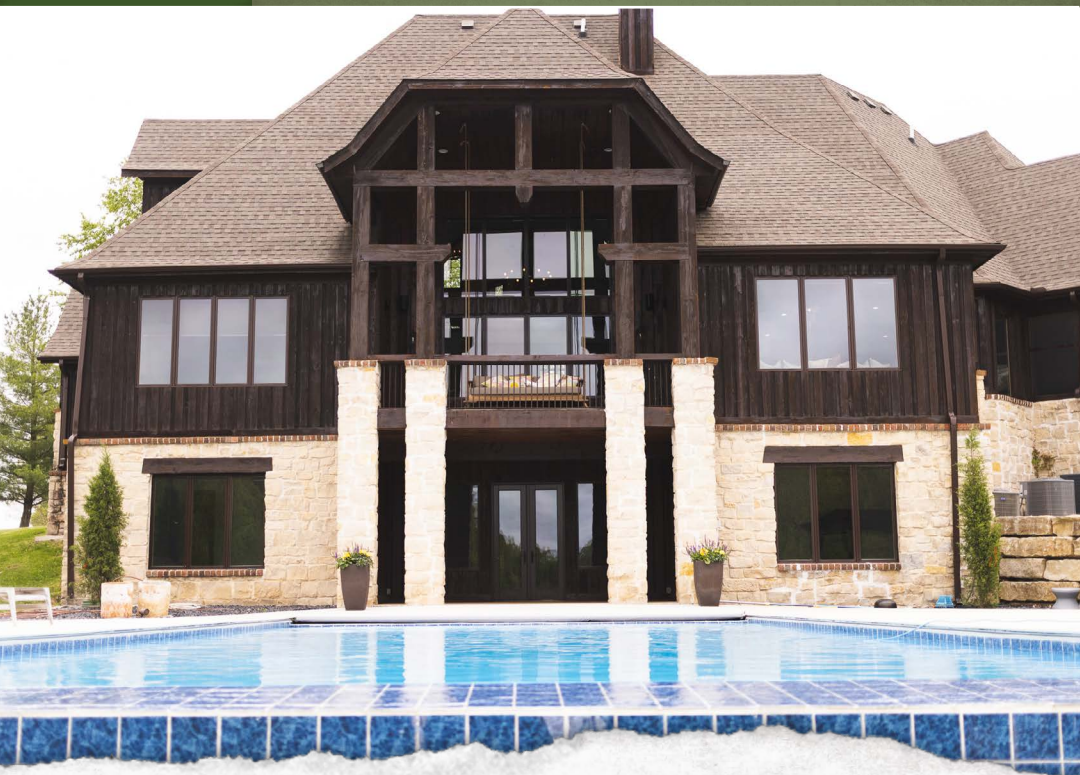
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MORE ABOUT REIN VALLEY - THE ESTATE & 81.45

The infinity pool stretches toward the valley as a natural focal point, tying the home to the land. A pergola and fire pit offer a place to wind down in the evenings, while the screened-in outdoor kitchen makes it easy to enjoy the setting year-round.

A 60' x 80' detached shop provides exceptional storage and versatility. Designed to accommodate two full-size motor coaches, the building also offers ample space for collector vehicles, trailers, equipment, or workshop use. Whether you're an RV enthusiast, car collector, or simply need substantial storage space, this impressive building is well suited for a variety of uses.



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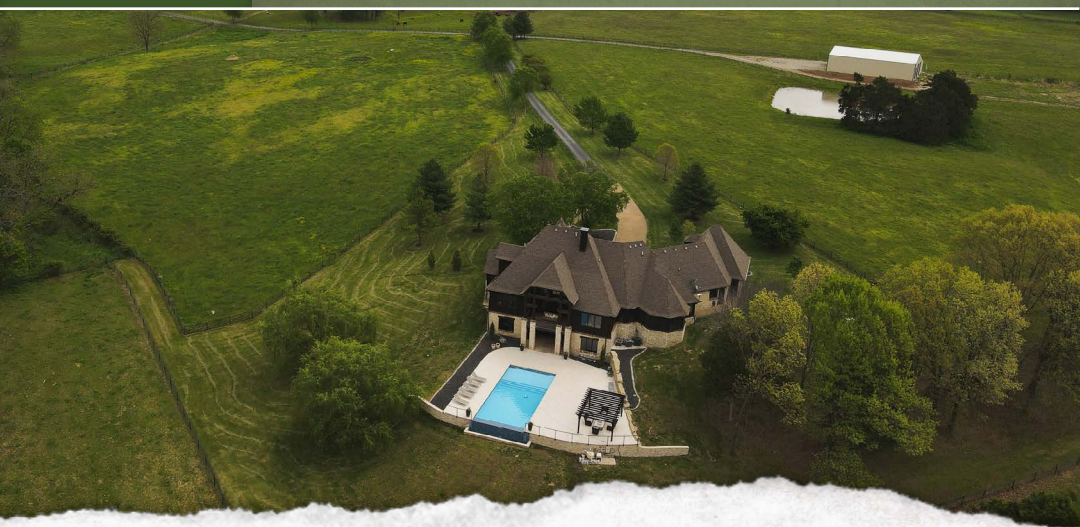
The land itself is what sets this property apart. Gently rolling pasture, mature scattered trees, and extensive pipe fencing and cross-fencing create a clean and highly functional layout. Whether you're running livestock, riding, or simply enjoying the space, every acre has purpose.

Rein Valley also carries a proven history of mature whitetail deer, with a mix of rolling pasture, scattered timber, natural travel corridors, and quiet tucked-away areas that hold and produce quality deer year after year.

Rein Valley sits approximately 13 miles from the south side of Springfield, with the Springfield-Branson National Airport less than 30 miles away, keeping you connected without compromising the privacy the property delivers.

Opportunities like this, where the land, the improvements, and the location all align, are difficult to recreate.

Contact Kix Nelson today to schedule a private tour and experience #TheSmallTownWay!



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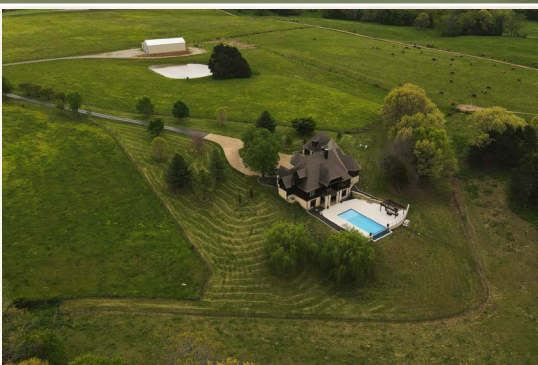
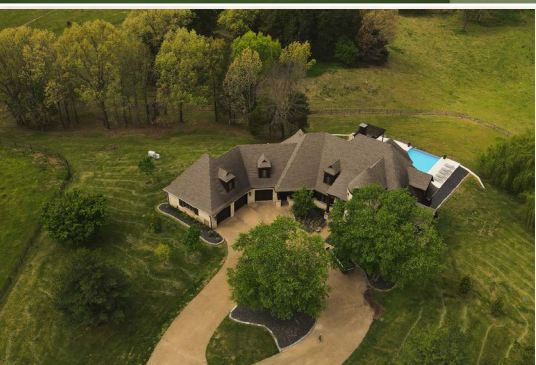
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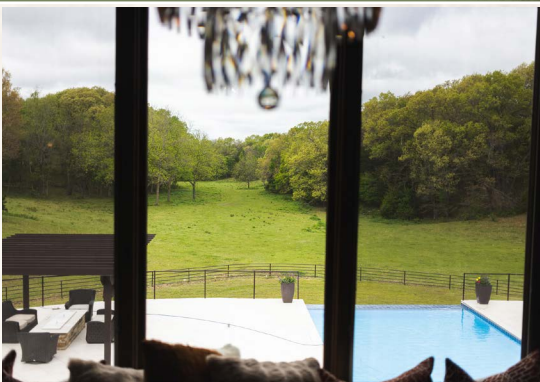
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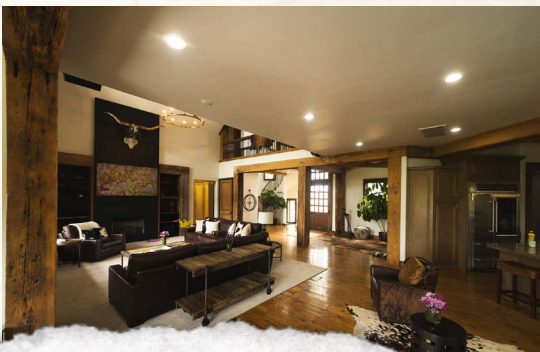
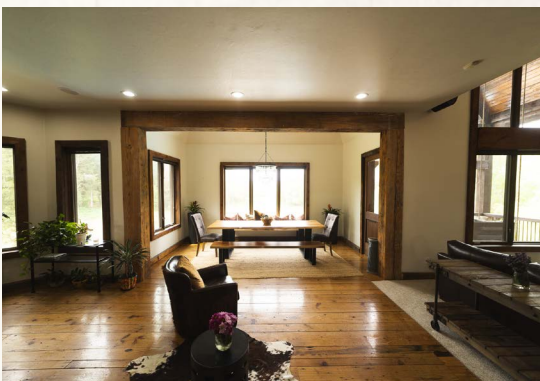
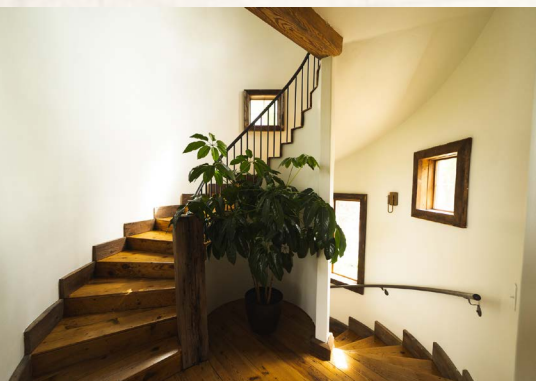
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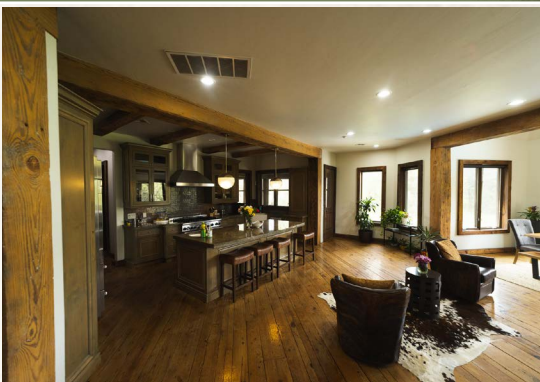
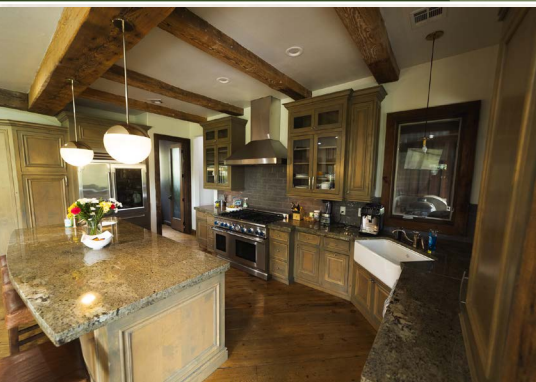
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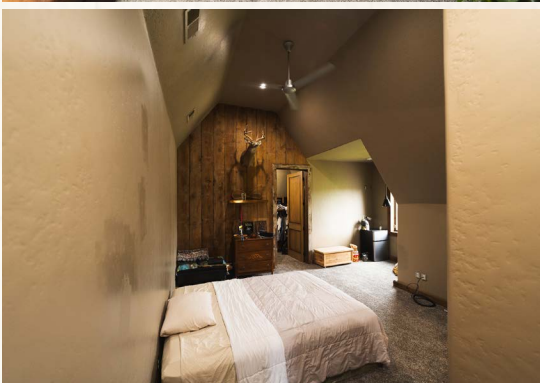
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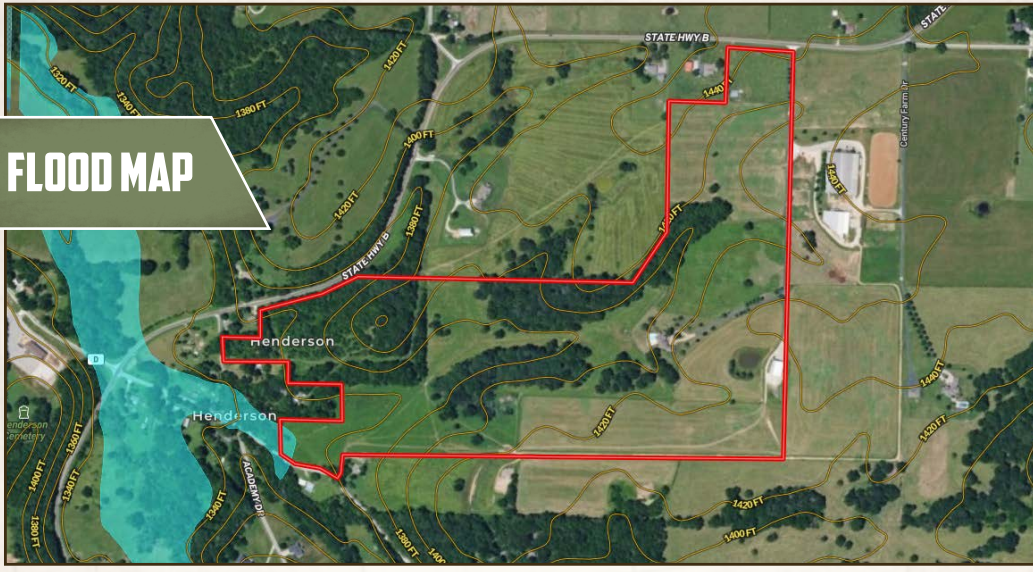
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FLOOD MAP



TOPOGRAPHY MAP

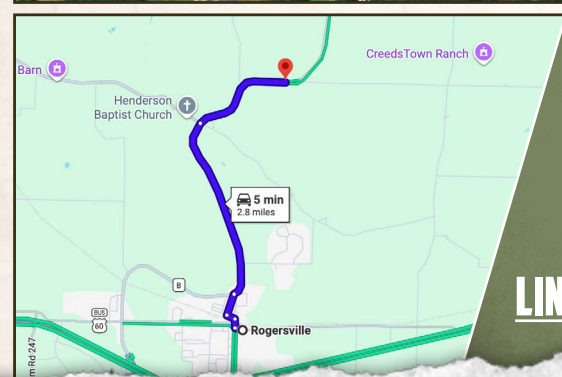
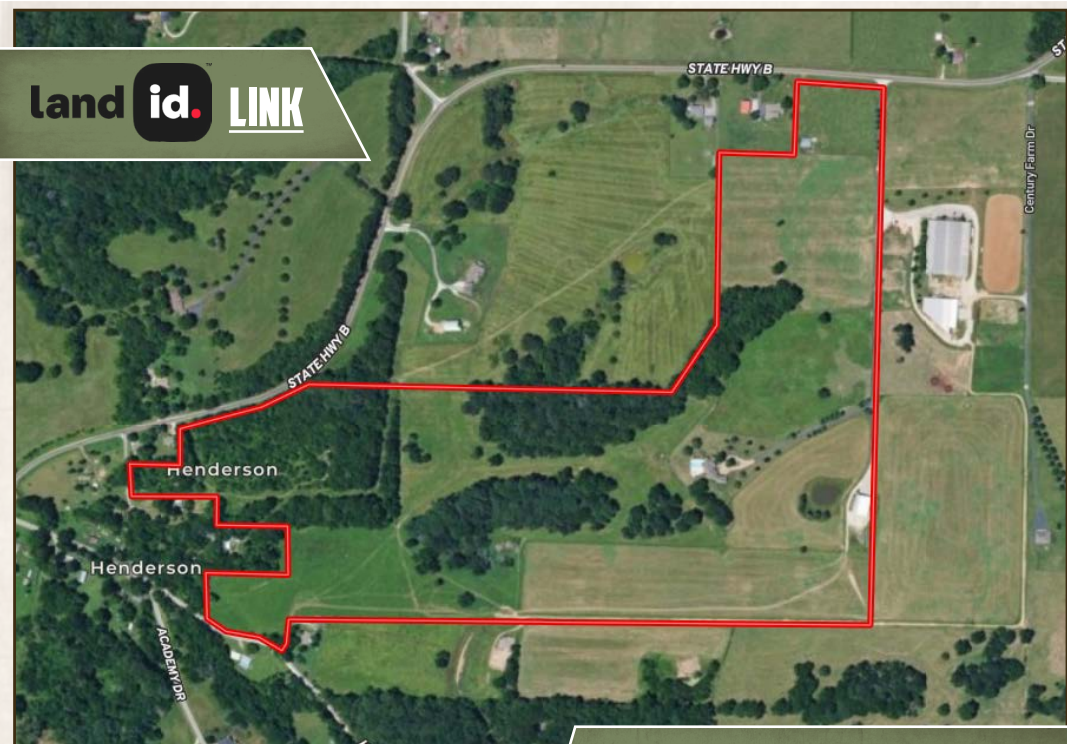


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land id. LINK



Directions From Rogersville, MO:
 Travel 2.4 miles north on Highway B
 to the property on the right.

Physical Address:
 2632 State Highway B
 Rogersville, MO 65742

[LINK TO GOOGLE MAP DIRECTIONS](#)



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