

30017 Jeffries Rd • Richland, MO 65556

\$425,000

39 Acres • Horse Ready • Lighted Arena • Minutes to I-44



3 BD

2 BA

1,792 SqFt

39 Acres

Stoutland Schools

Property Overview

Situated on 39 scenic acres in Laclede County, this versatile farm offers the perfect blend of country living and everyday convenience — just minutes from I-44. Whether you're looking for a horse property, cattle operation, hobby farm, recreational retreat, or private homestead, this beautiful acreage delivers. The 1,792 sq ft ranch-style home has been updated with a new roof, new high-efficiency HVAC, new water heater, and several new windows. The property is set up and ready for horses and livestock, featuring a large steel-fenced lighted training arena with power at the pole capable of running 100 RV sites. Adjacent campground is also available for sale — an exceptional add-on opportunity.

Land & Infrastructure

- 39 scenic acres — cleared pasture, timber & pond
- Lighted steel-fenced training arena
- Power at pole — capacity for 100 RV sites
- 5-wire barbed fencing
- Pond on property
- Paved road frontage on state highway
- Private well & private sewer

Outbuildings

- 30x40 shop — 220 power, concrete floor, two 10'x11' sliding doors
- 24x40 attached lean-to on shop
- 24x40 barn
- 15x11 rabbit hutch with 8 cages
- 14x10 storage shed
- Circular driveway / dual access driveways

Home Features

- 1,792 sq ft ranch — 3 bed / 2 bath
- Kitchen/dining combo with stainless appliances
- New roof
- New high-efficiency HVAC system
- New water heater
- Several new windows
- Covered deck & front porch
- Satellite internet available
- W/D hookup on main floor
- Propane heat

Financing

- Cash | Conventional | FHA | VA
- Real estate taxes: \$774/yr (2025)
- No HOA
- Aerial photos & easements available



Aerial Overview



Rolling Pasture & Pond



Shop & Barn



Pasture Views

Wem Oaks, Broker-Associate

■ **417-204-9033**

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Williams KW Office: 417-883-4900

Information deemed reliable but not guaranteed. All measurements approximate.

Photo Gallery • 30017 Jeffries Rd, Richland MO



Shop Interior — Concrete Floor & 220 Power



Home Exterior



Open Living Area



Kitchen



Utility / Laundry Room



Aerial — Buildings Overview

Directions

Take I-44 to Exit, north on Hwy T, drive 2.8 miles, take Jeffries Rd on right and immediately take a left slightly uphill — home on the right. Has 2 driveways: if you miss Jeffries, take the next right.

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