

WELCOME TO
THE ESTATE AT
Rein Valley

25.86± ACRE ESTATE
WEBSTER COUNTY, MO
\$2,795,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

REIN VALLEY - THE ESTATE & 25.86

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

PROPERTY USE:

- Residential Estate
- Quiet Living
- Recreation
- Hunting

COORDINATES:

- 37.146707, -93.049300

TAX INFORMATION:

- 2025 Taxes:
- No Existing Tax Information
Available for Newly Surveyed
Parcels

PROPERTY INFORMATION:

- 25.86± 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
- 60' x 80' Detached Shop with Storage
- 6,898± 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
 - Dedicated Gym



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO REIN VALLEY - THE ESTATE & 25.86

SET ON 25.86± ACRES LESS THAN THREE MILES NORTH OF ROGERSVILLE, MISSOURI, REIN VALLEY IS A PRIVATE LUXURY ESTATE WHERE EXCEPTIONAL CRAFTSMANSHIP, THOUGHTFUL DESIGN, AND A PICTURESQUE LANDSCAPE COME TOGETHER TO CREATE ONE OF WEBSTER COUNTY'S PREMIER COUNTRY PROPERTIES. Every aspect of the estate was carefully planned to balance privacy, functionality, and refined rural living.

A gated entrance welcomes you onto a winding, tree-lined paved drive that gradually reveals the estate beyond. The approach is quiet and intentional, creating a lasting first impression while offering a true sense of arrival.

Positioned to capture panoramic views of rolling pastures, a manicured valley, and scattered mature timber, the custom-built 6,898± square foot residence is designed to remain connected to the land from nearly every room. Expansive windows flood the home with natural light while framing the surrounding landscape as living artwork. Every space was designed not only to impress but also to provide comfort, functionality, and effortless everyday living.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

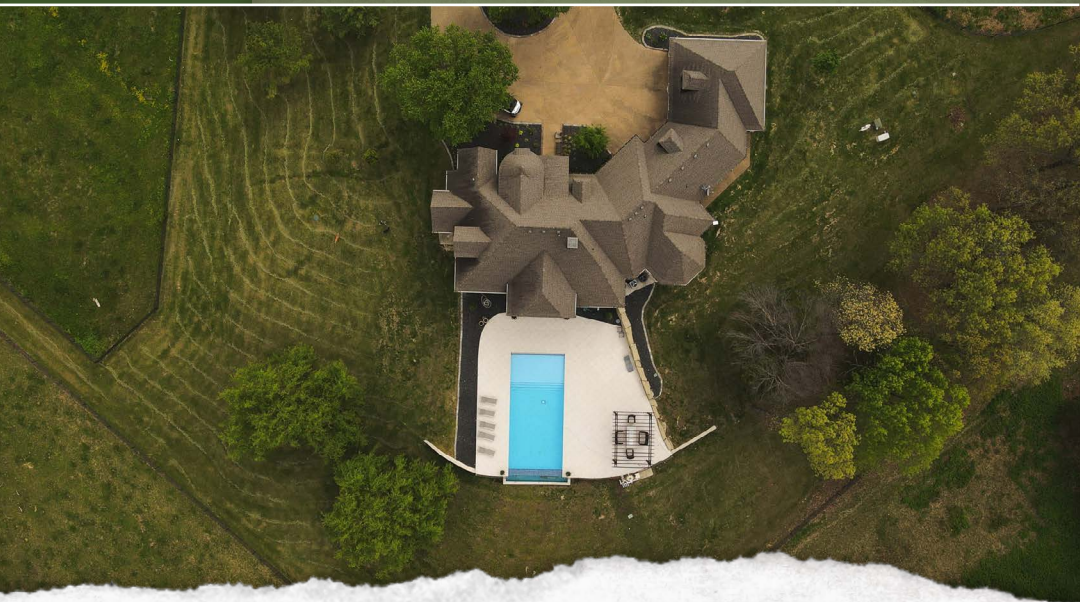
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT REIN VALLEY - THE ESTATE & 25.86

The home features four bedrooms, four full bathrooms, one half bath, and an attached three-car garage. An open-concept floor plan creates seamless transitions between gathering spaces, making the home equally suited for quiet evenings or elegant entertaining. The primary suite overlooks the 20' x 40' infinity swimming pool and the valley beyond, offering a private retreat with exceptional views. Every bedroom includes walk-in closets, while the walkout lower level is designed for hospitality, featuring an expansive gathering room, dedicated fitness area, a handcrafted wet bar, and a wine cellar, all with direct access to the pool terrace and outdoor entertaining spaces.

Outdoor amenities have been designed to complement the property's natural setting rather than compete with it. The infinity-edge pool appears to extend into the valley below, creating a striking focal point for the estate. A covered pergola and fire pit provide an inviting setting for evening gatherings, while the screened-in outdoor kitchen makes entertaining comfortable throughout much of the year.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT REIN VALLEY - THE ESTATE & 25.86

A 60' x 80' detached shop offers exceptional versatility and storage. Designed to accommodate two full-size motor coaches, the building also provides abundant space for collector vehicles, trailers, equipment, or workshop use. Whether your interests include recreational vehicles, automotive collections, or simply the need for substantial enclosed storage, the building delivers flexibility rarely found in residential properties.

The land surrounding the home is every bit as impressive as the improvements themselves. Gently rolling pasture, mature scattered trees, and extensive pipe fencing and cross-fencing create an attractive, highly functional landscape suitable for livestock, horses, or simply enjoying the privacy and beauty of the countryside. Every acre has been thoughtfully maintained and serves a purpose.

Rein Valley also boasts a proven history of mature whitetail deer. The combination of rolling pasture, scattered timber, natural travel corridors, and secluded pockets of cover creates outstanding habitat that has consistently produced quality deer year after year, adding another dimension to the property's recreational appeal.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

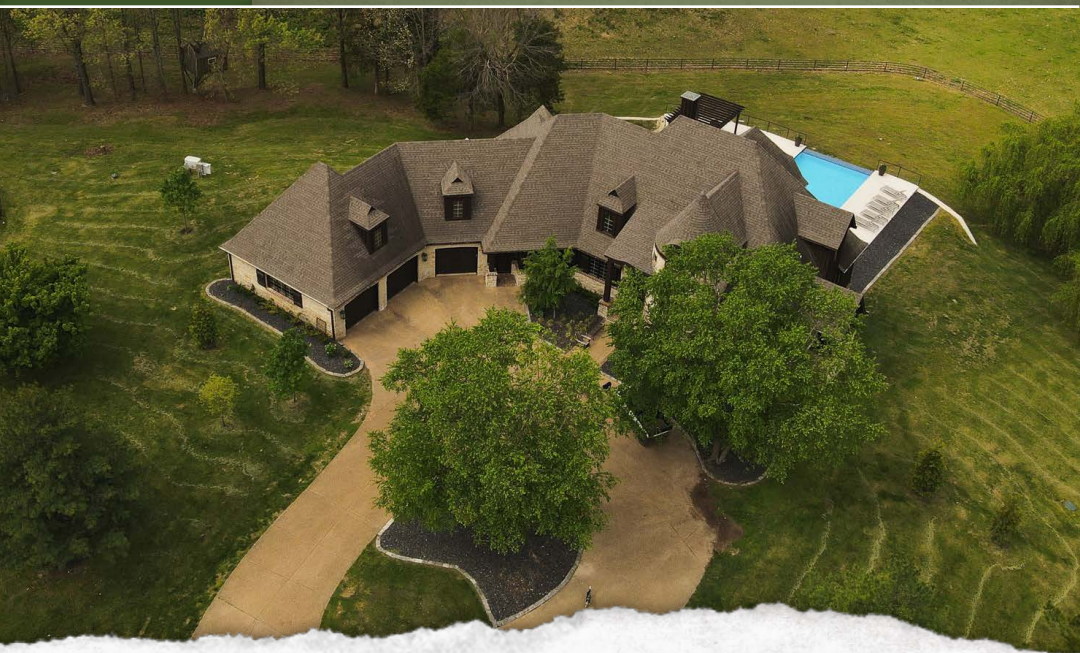
Information is believed to be accurate but not guaranteed.

MORE ABOUT REIN VALLEY - THE ESTATE & 25.86

Despite its peaceful setting, Rein Valley remains remarkably convenient. The estate is located approximately 13 miles from the south side of Springfield, with Springfield-Branson National Airport less than 30 miles away, providing convenient access while preserving the privacy and tranquility that define the property.

Luxury estates that successfully combine architectural quality, functional improvements, recreational opportunities, and an exceptional location are increasingly difficult to find. Rein Valley represents a rare opportunity to own a meticulously designed Missouri estate where every detail has been considered and every improvement complements the land it occupies.

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

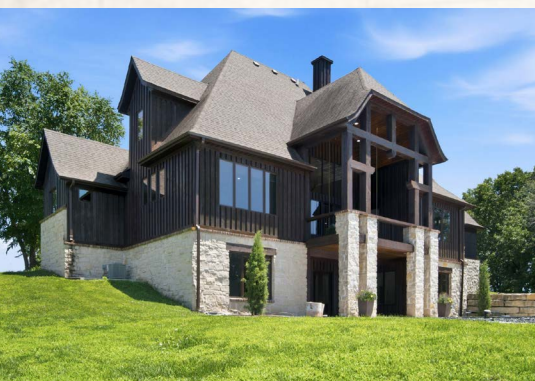
O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

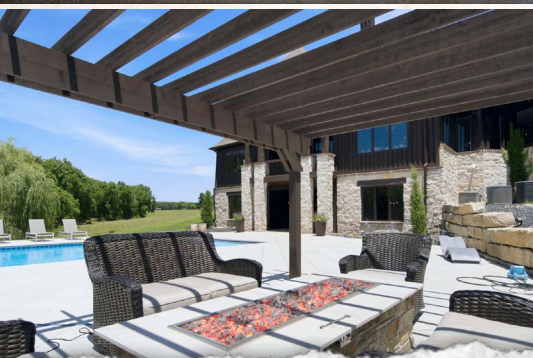
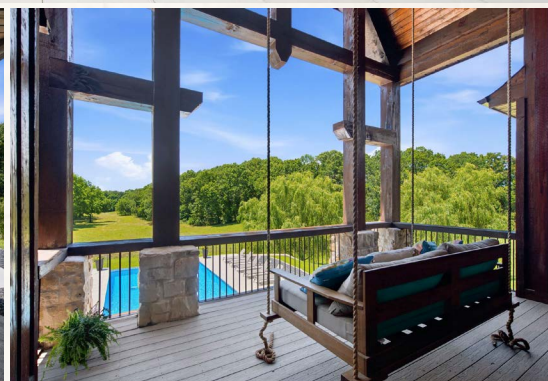
O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

REIN VALLEY - THE ESTATE & 25.86± ACRES

WEBSTER COUNTY, MISSOURI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

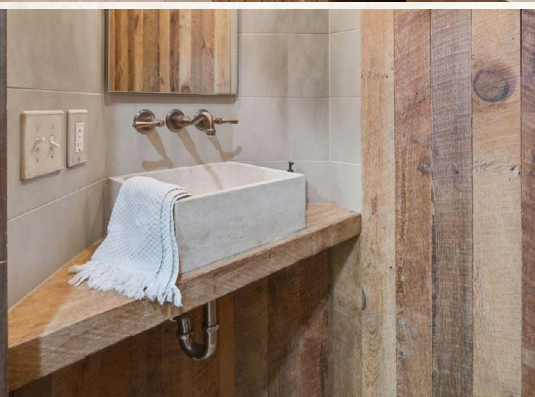
O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

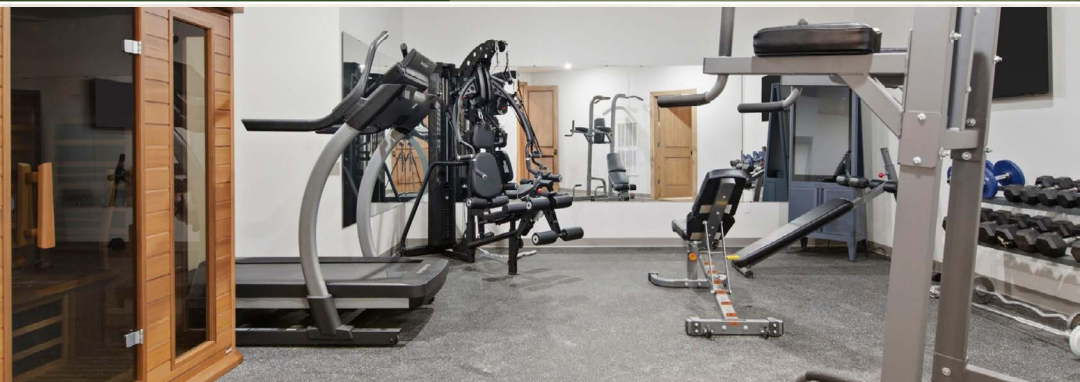
4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

REIN VALLEY - THE ESTATE & 25.86± ACRES

WEBSTER COUNTY, MISSOURI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

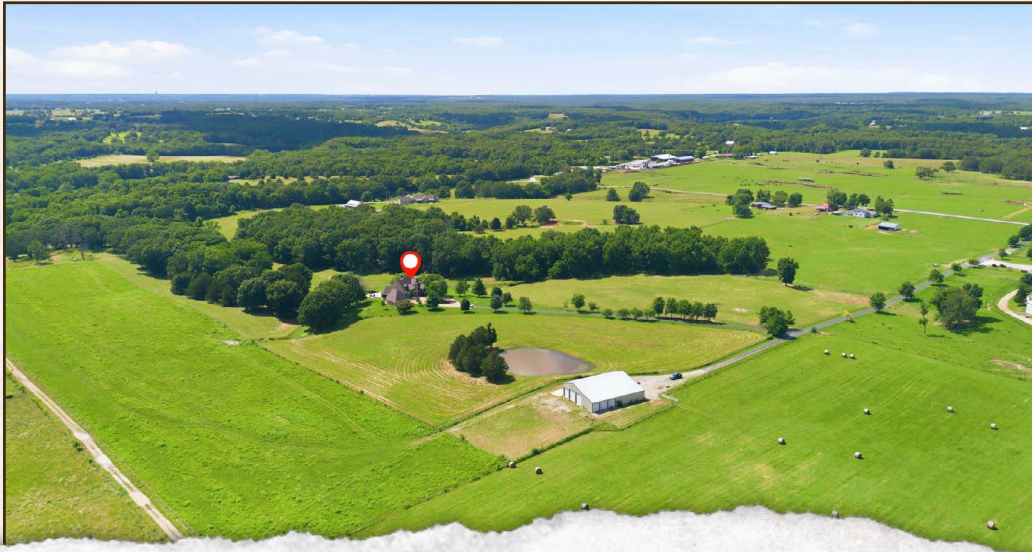
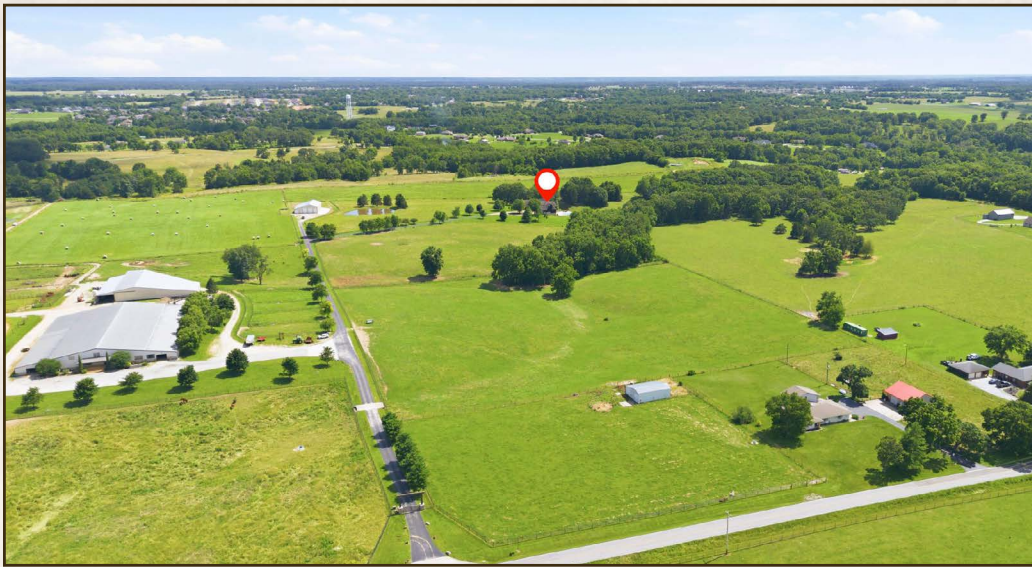
O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

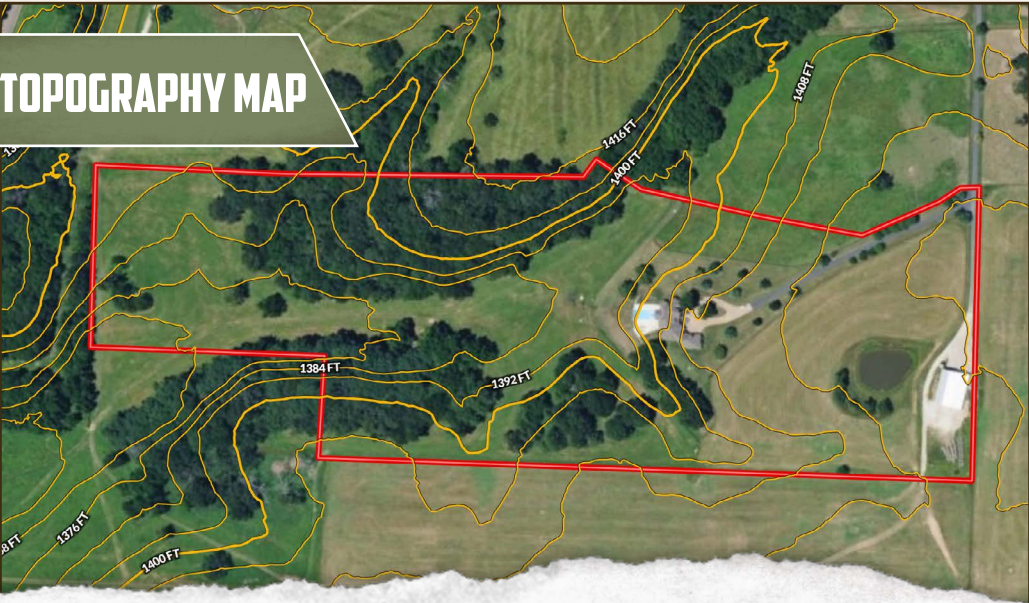
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

FLOOD MAP



TOPOGRAPHY MAP

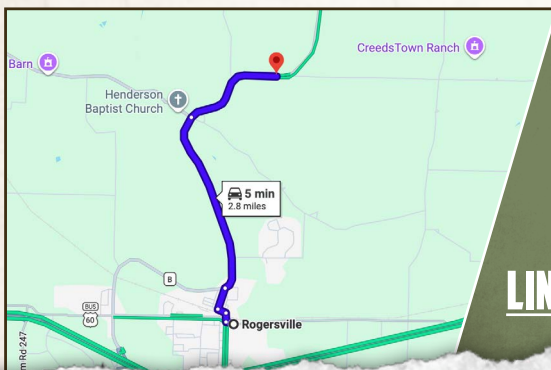


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON
LAND SPECIALIST
C: 417-841-7984
O: 816-577-5206
kix@smalltownproperties.com
4848 Main St. - Flora, MS 39701
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.