



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 18± Acre Country Haven With A Home and Workshop For Sale—Greene County

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**PRICE IMPROVED**



## PROPERTY ADDRESS:

10594 N. Farm Road 137  
Brighton, MO 65617

**PRICE:** \$532,800

**ACRES:** 18±

**COUNTY:** Greene

## PROPERTY HIGHLIGHTS:

- 3-Bed/2.5-Bath Home
- Unfinished Walk-Out Basement
- Private Well
- Large Workshop
- 3 Paddocks
- 5-Stran Barbed Wire Fence
- 2 Ponds
- Live Creek
- 15 Minutes to Springfield
- 20 Minutes to Bolivar
- 35 Minutes to Stockton Lake

**PROPERTY DESCRIPTION:** This stunning 18 m/l acre country property is located in Brighton, Missouri, providing the ideal blend of rural living and convenience, just 15 minutes from Springfield and 20 minutes from Bolivar. The well-maintained home boasts 3 bedrooms, 2.5 baths, and 1,992 square feet of living space, complete with a large deck that offers breathtaking views. The full, unfinished walkout basement is already plumbed for an additional bathroom, presenting endless possibilities. Its blank canvas layout allows you to customize the space, whether a game room, guest quarters, or home office, according to your needs. The impressive land features two stocked ponds, a live creek, and three cattle-tight paddocks, perfect for rotational grazing or livestock raising. A spacious, well-insulated 40' x 60' shop provides ample room for equipment, storage, or workshop activities, while a separate covered structure is ideal for housing tractors or larger machinery. Whether you aspire to create a hobby farm, start a livestock operation, or enjoy tranquil country living, this property is an excellent choice. For outdoor enthusiasts, the 320-acre Dale Sare Conservation Area is just down the road, and the recreational haven of Stockton Lake is only a 35-minute drive away, offering opportunities for fishing, hiking, and access to expansive Corps of Engineers land.



**PRESENTED BY:**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals