

FOR SALE



WINFIELD MANOR

1461 Highway EE | Winfield, MO 63389

CORPORATE RETREAT CENTER
SITUATED ON 248± ACRES

Offered by:



MO Realty
HOME & LAND

An aerial photograph of a large, undeveloped property. The central feature is a dark, irregularly shaped lake. Surrounding the lake are patches of green forest and large, light-brown cleared areas. A white rectangular box highlights a specific area in the center, which contains a small cluster of buildings and a road. The overall landscape is a mix of natural vegetation and cleared land.

WINFIELD MANOR

Nestled in the rolling countryside of eastern Missouri, Winfield Manor offers a private, resort-style environment situated on 248± acres, just minutes from Highway 79 and within convenient reach of the St. Louis metropolitan area.

The property's centerpiece is a 62± acre improved campus featuring a 35,000± SF conference center and lodge, guest accommodations, a 7-acre private lake, tennis court, and numerous indoor and outdoor amenities designed to support retreats, meetings, and group gatherings.

For buyers seeking a smaller footprint, the 62± acre campus may be purchased separately, offering a turnkey retreat and event venue with significant infrastructure already in place.

ASKING PRICE

248± ACRES | \$8,000,000

62± ACRE CAMPUS | \$5,500,000

CAMPUS AMENITIES



35,000 SF± conference center and lodge



44-person executive conference room
plus two additional smaller conference
rooms



Fully equipped commercial kitchen



32 private guestrooms



Exercise room



Billiard room



Tennis court



Swimming pool



Private 7-acre lake



Campus



Courtyard



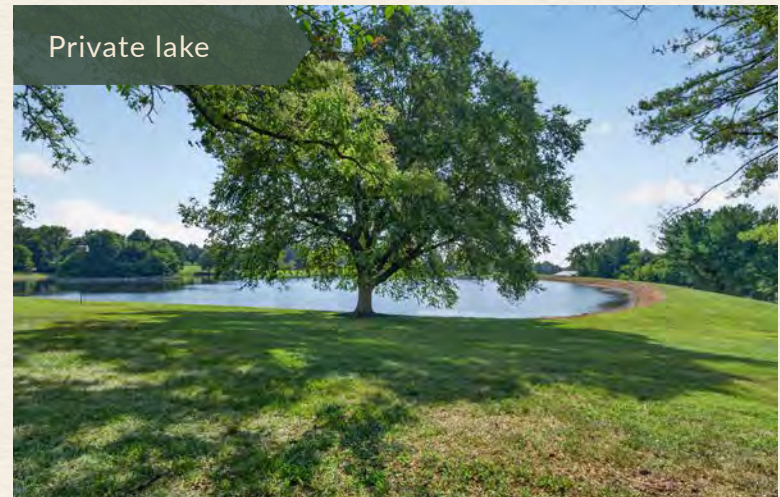
Swimming pool



Main entrance



Private lake



Entry lounge



Gathering room



Sitting area



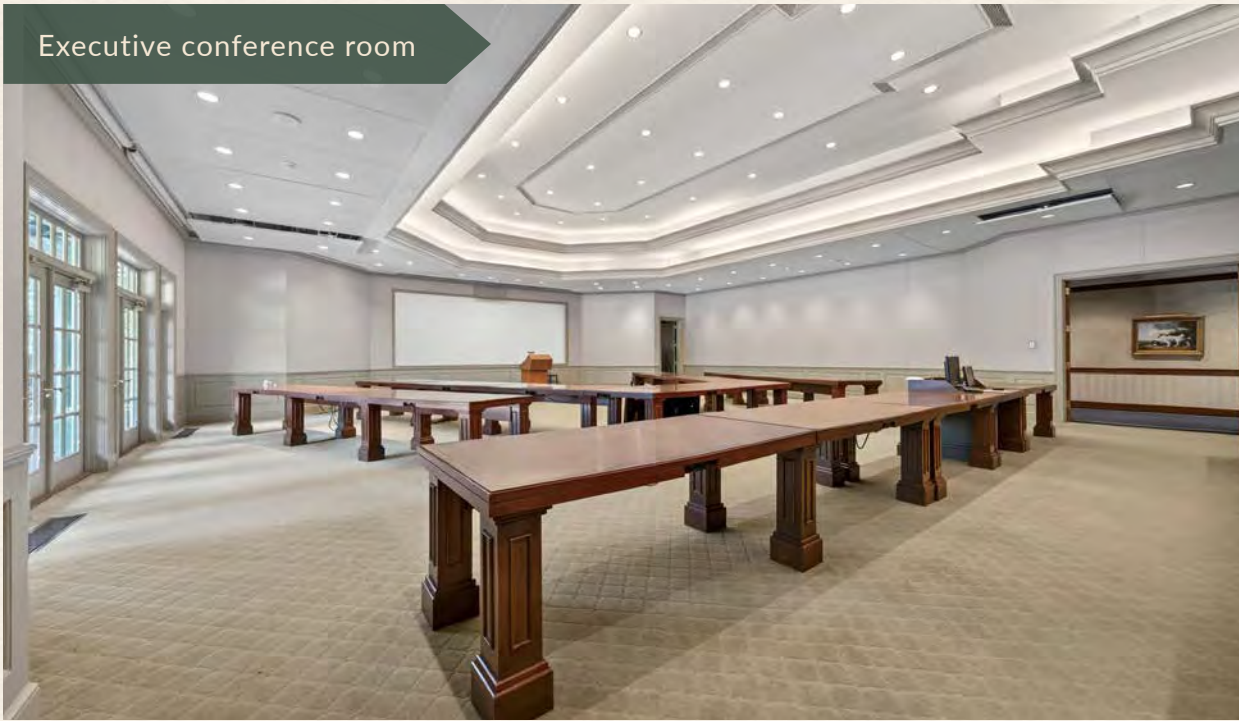
Great room



Restroom



Executive conference room



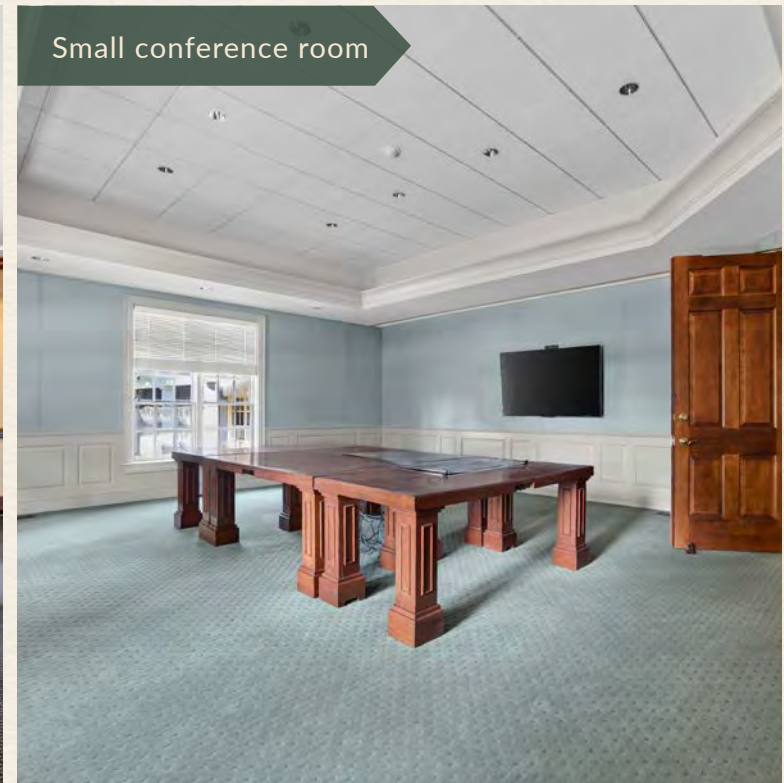
Small conference room



Conference center lobby



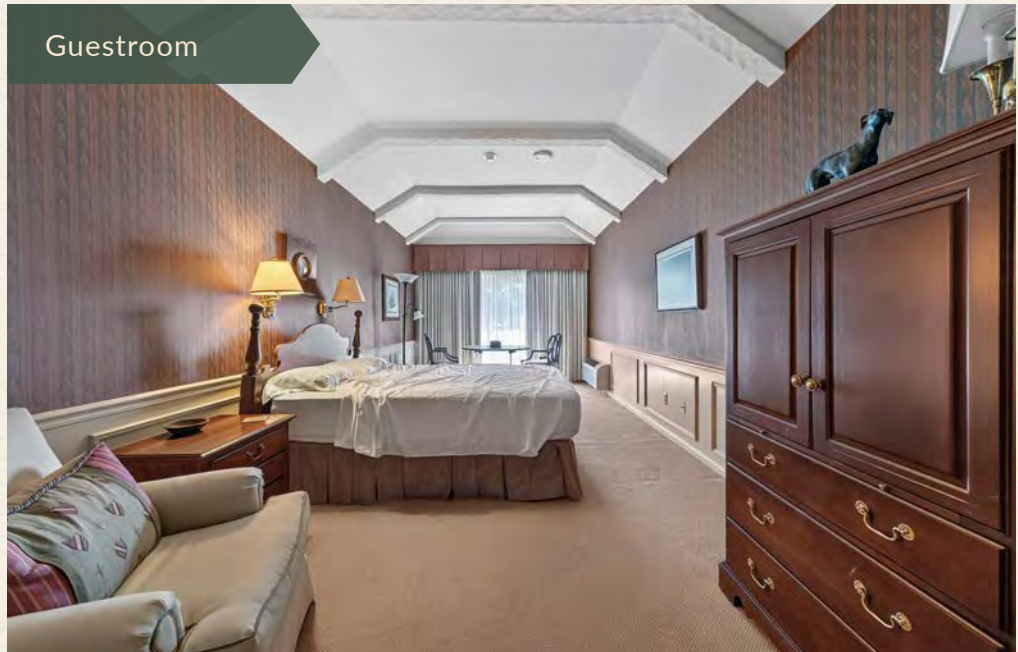
Small conference room



Commercial kitchen



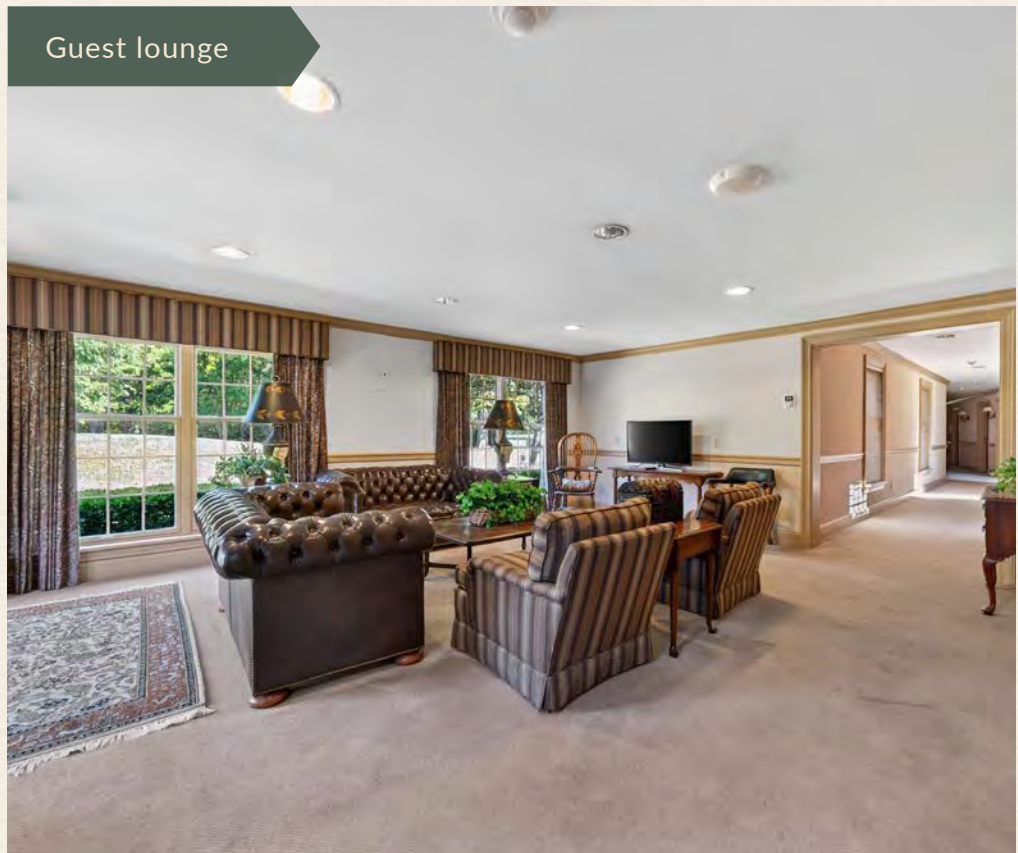
Guestroom



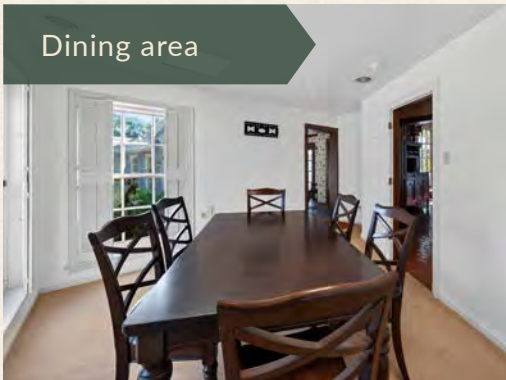
Guest kitchenette



Guest lounge



Dining area



Sitting area





A LEGACY OF LEADERSHIP, RETREAT & CONNECTION

1963 - 1971

THE VISION TAKES SHAPE

The estate began with the acquisition of hundreds of acres, creating a foundation for a remarkable property. In 1971, the original manor was completed with eight guest rooms and gracious gathering spaces.

Early additions established the retreat atmosphere that continues today:

- 7-acre spring-fed lake
- Outdoor swimming pool
- Tennis court
- Expansive grounds
- Supporting residential accommodations

1979

TRANSFORMATION INTO AN EXECUTIVE CONFERENCE DESTINATION

The estate was enhanced to serve as a dedicated executive conference and leadership retreat.

Improvements included:

- Construction of a major conference room
- 12 additional guest suites
- Purpose-built meeting environments
- Expansion of overnight accommodations

1991

ELEVATING THE GUEST EXPERIENCE

A comprehensive renovation modernized guest accommodations and refined the interior spaces.

Focus areas included:

- Enhancing lake and lakescape views
- Upgrading furnishings, finishes, and lighting
- Incorporating timeless design elements
- Connecting indoor spaces with the natural surroundings

1994

EXPANSION FOR GROWING DEMAND

To accommodate increasing utilization, Winfield Manor underwent another major expansion.

Enhancements included:

- 12 additional guest rooms
- Expanded recreation areas
- Improvements to fitness and leisure amenities
- Increased capacity for overnight stays, dining, and conferences



CAMPUS SITE PLAN

- | | | |
|---|--------------------------------|--------------------------|
| ① Entry lounge | ⑤ Great room, main dining room | ⑨ Tennis court |
| ② Library | ⑥ Guestrooms | ⑩ Care taker's residence |
| ③ Conference facilities | ⑦ Swimming pool | |
| ④ Fitness center, billiard room, security and admin offices | ⑧ Boat house | |



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