

MIDWEST LAND GROUP PRESENTS

4.5 ACRES IN

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# HICKORY COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# UNIQUE PROPERTY OFFERING: TWO HOMES WITH COMMERCIAL BUSINESS IN PRIME LOCATION

Located just south of Cross Timbers, Missouri sits this exceptional property that boasts not only two homes but also a family business that has operated for over 50 years. Situated on a generous 4.5-acre parcel, this versatile property offers a myriad of possibilities for those seeking both residential comfort and entrepreneurial opportunities. The first home, a cozy abode of 800 square feet, features one bedroom and one bathroom, perfect for a quaint and inviting living space. The second home, a spacious 1,300 square foot residence, offers two bedrooms and one bathroom, providing ample room for a growing family or additional rental potential. Currently utilized as rental properties, both homes present an excellent source of steady income.

The heart of this property lies in its commercial buildings, which have been in operation for half a century. The centerpiece of the business is a remarkable shop spanning over 2,600 square feet, complete with two large bays and a 600 square foot office space that includes a full bathroom. Ideal for running a variety of enterprises, this versatile space allows for seamless

operations. Adjacent to the primary shop is another sizeable structure, a 1,200 square foot shop, also equipped with two large bays to accommodate various business needs. Both shops boast the advantage of being on sturdy concrete pads and are equipped with 220 amp power, ensuring efficiency and convenience for any commercial endeavor. For additional storage solutions, the property includes a spacious 1,500 square foot pole barn, offering ample room for equipment, inventory, or other materials essential to the business's smooth operation. As a thoughtful bonus, a 500 square foot garage is tucked behind the larger home, providing extra storage space or the perfect spot for hobbies and projects.

If you seek a unique opportunity to own two homes and commercial infrastructure on a spacious 4.5 acre property, this listing is an absolute must-see. Located right off of 65 Highway, this property has excellent exposure and is ready for your next business venture. Call for your showing today!



# PROPERTY FEATURES

PRICE: **\$258,000** | COUNTY: **HICKORY** | STATE: **MISSOURI** | ACRES: **4.5**

- Two homes (800 square feet and 1300 square feet)
- Rental income on both homes
- 4.5 acre lot
- 65 Highway frontage
- 2,600 square foot shop
- 1,200 square foot shop
- Additional outbuildings
- Great location
- 30 minutes from Buffalo, Missouri
- 30 minutes from Camdenton



## 2 HOMES

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The first home, a cozy abode of 800 square feet, features one bedroom and one bathroom, perfect for a quaint and inviting living space. The second home, a spacious 1,300 square foot residence, offers two bedrooms and one bathroom, providing ample room for a growing family or additional rental potential.



# 1,200 SQ. FT. SHOP



# MULTIPLE ADDITIONAL BUILDINGS



# 2,600 SQ. FT. SHOP

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# AERIAL MAP



Boundary Center: 38° 0' 1.44, -93° 12' 47.71

0ft 280ft 560ft



Maps Provided By:



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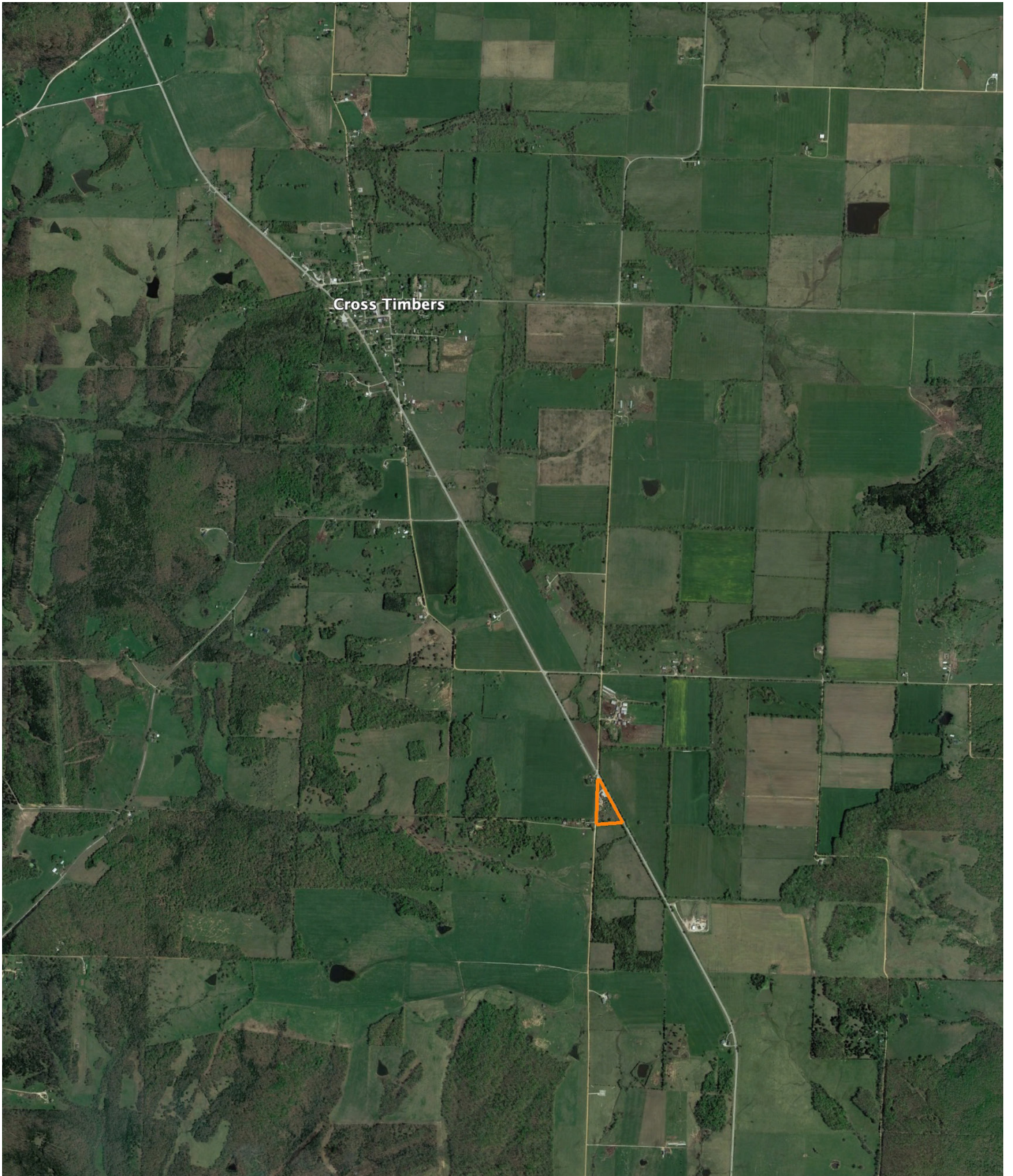
**35-38N-21W**  
**Hickory County**  
**Missouri**



7/25/2023

# WIDE MAP

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# AGENT CONTACT

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When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



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