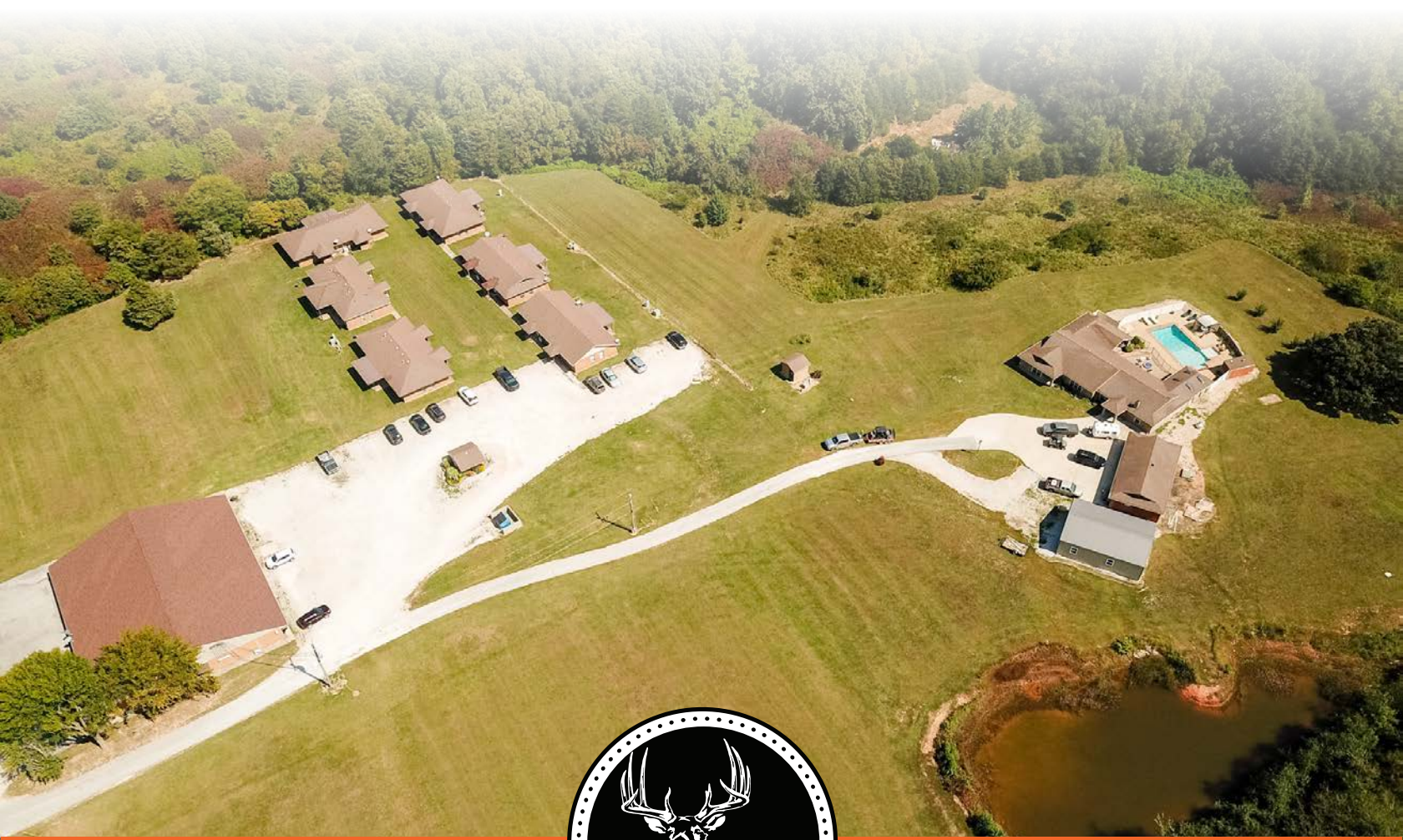


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 UNIT APARTMENT COMPLEX AND SPACIOUS HOME ON ACREAGE

If you're ready for the natural beauty and relaxed pace of life in the Missouri Ozarks with an opportunity to generate income from your property, then this may be just what you're looking for. Situated on 20 +/- sprawling acres south of Cassville in Barry County you'll find Hartland Apartments. The apartment complex features six duplexes plus an 8-plex, offering a total of twenty 2 bed, 1 bath income-generating units. These units are all-electric and have been meticulously cared for by the sellers. Rental properties are in high demand in the area, and occupancy in these units is consistent at 90% or more, and oftentimes they're full, with a waitlist of interested renters. The owners have made numerous recent improvements, including LED lighting, vinyl siding, new roofs, mini-split high-efficiency HVAC units, and more. Apartments are all on rural water and rural electricity, with fiber internet available to tenants. Duplexes are 750-800 square feet and feature washer and dryer hookups. 8-plex units are 850-900 square feet. All units come furnished with a refrigerator and electric stove, and some units have a dishwasher.

Situated a bit further into the property is the owner's home. This spacious home offers 3,750 square feet of living space and offers some wonderful features that make it shine. Three bedrooms and 2.5 bathrooms provide room for the family to spread out and settle in. The kitchen features gorgeous granite counters and bar seating, and the layout and food prep area is perfect for home chefs. Custom oak cabinetry and stainless appliances round out the well-appointed kitchen, which transitions easily to a dining area with massive wood ceiling beams and a built-in bar. A

large family room offers lots of space for furniture and game tables and is warmed on cold days by the large wood stove. The nice-sized home office is perfect for telework or entrepreneurial activities, but could easily serve as a sewing or hobby room, study, or a spare bedroom as well. A cedar sauna is the perfect place to unwind from a long day, or perhaps you might prefer the 7-person hot tub. And for those who love outdoor summer living, you'll be enamored by the fantastic patio area with covered dining space, nice landscaping, and a gas firepit, and just beyond that is the 18'x36' in-ground pool. This home serves well as the owner's abode, but it could easily transition to another income-generating option as an Airbnb or could be remodeled into an upscale duplex apartment.

If all this isn't enough, the land itself is hard to beat. The acreage is flat near the highway and gently sloping towards the rear. Large open areas north and south of the 8-plex provide plenty of options for adding more apartment units, boat storage, or cabins to serve the thousands of visitors who flock to the area's recreational gems such as Roaring River State Park and Table Rock Lake. Near the home is a stocked pond, and the timber and cover in the back of the property hold plenty of deer and other wildlife.

All in all, this property is a real show-stopper. It offers comfortable living in a nice home coupled with a reliable income stream, all packaged together in an area that still espouses rural values. If you'd like to know more about its income potential or you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

PRICE: **\$2,750,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **20**

- Six 2 bed, 1 bath duplex apartments (12 units)
- One 2 bed, 1 bath 8-plex apartment building (8 units)
- All electric units, partly furnished
- Recently remodeled
- 90%+ occupancy
- High local demand for rental housing
- Paved frontage on Highway 112
- Spacious 3750 sq. ft. 3 bed, 2 bath home
- 3-bay detached garage
- 30'x40' shop building
- Home is being sold fully furnished, ready for use as Airbnb
- 18'x36' in-ground pool
- 5 miles to Roaring River State Park
- 0.5 miles to Cassville Golf Club
- 12 miles to Table Rock Lake
- 26 miles to Eureka Springs, AR
- Lots of room to add more apartments
- Cassville schools



3,750 SQ. FT. CUSTOM HOME



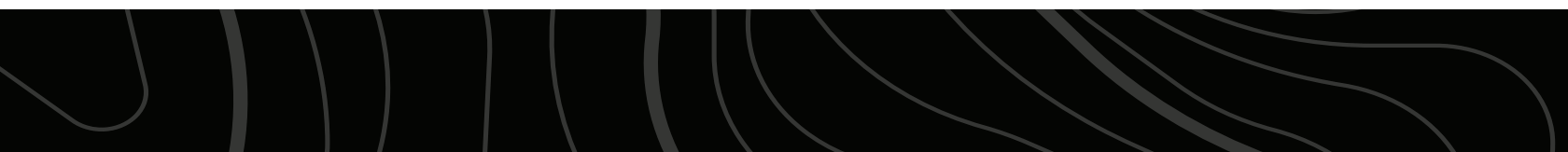
2 BED, 1 BATH 8-PLEX APARTMENT BUILDING



SIX 2 BED, 1 BATH DUPLEX APARTMENTS



30'X40' SHOP BUILDING



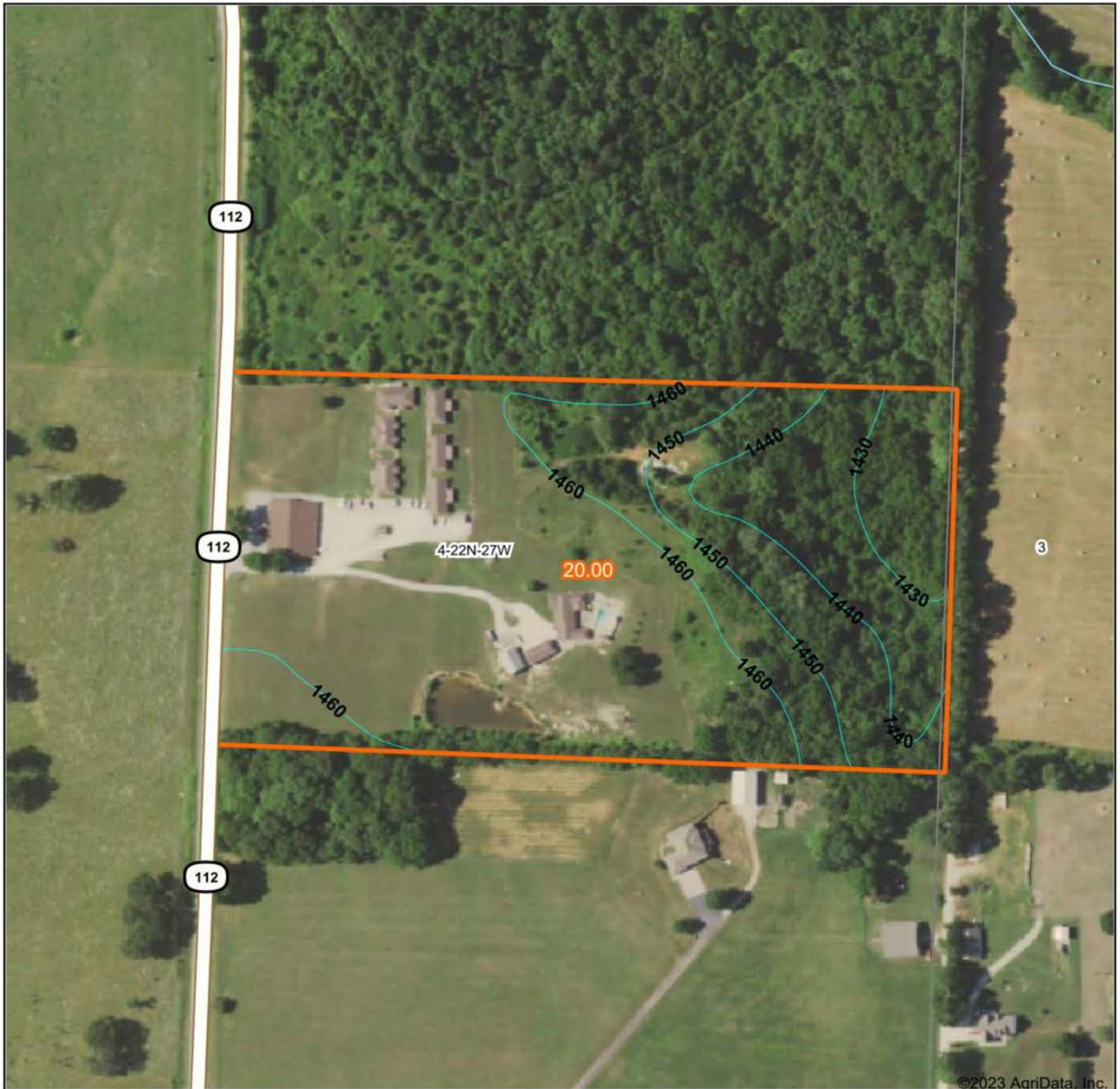
LOTS OF ROOM TO ADD MORE APARTMENTS



18'X36' IN-GROUND POOL



AERIAL MAP



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Boundary Center: 36° 38' 41.09, -93° 50' 59.46



Maps Provided By:



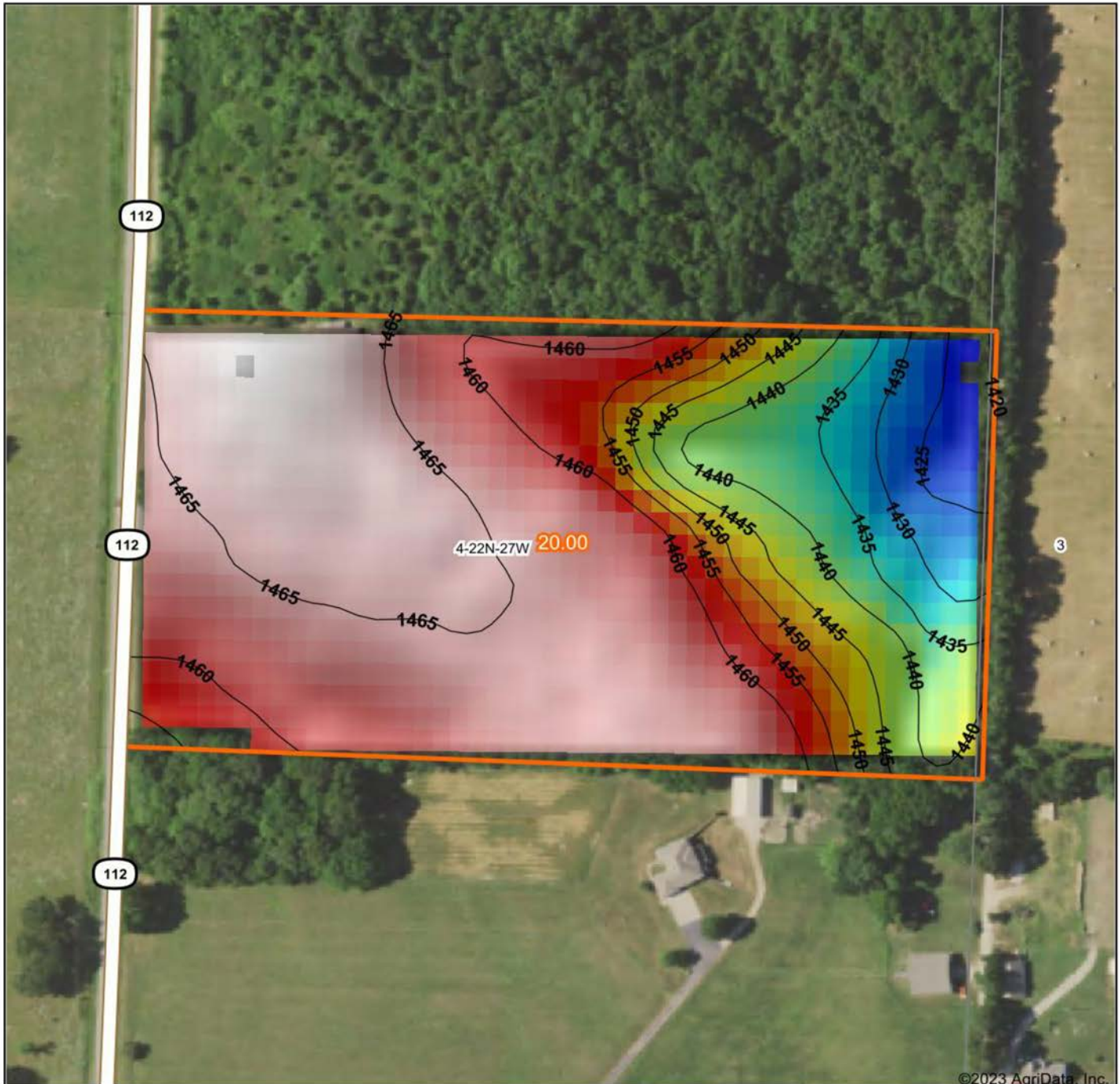
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4-22N-27W
Barry County
Missouri



9/27/2023

HILLSHADE MAP



©2023 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 5
Min: 1,419.4
Max: 1,467.8
Range: 48.4
Average: 1,454.4
Standard Deviation: 13.32 ft

0ft 237ft 475ft

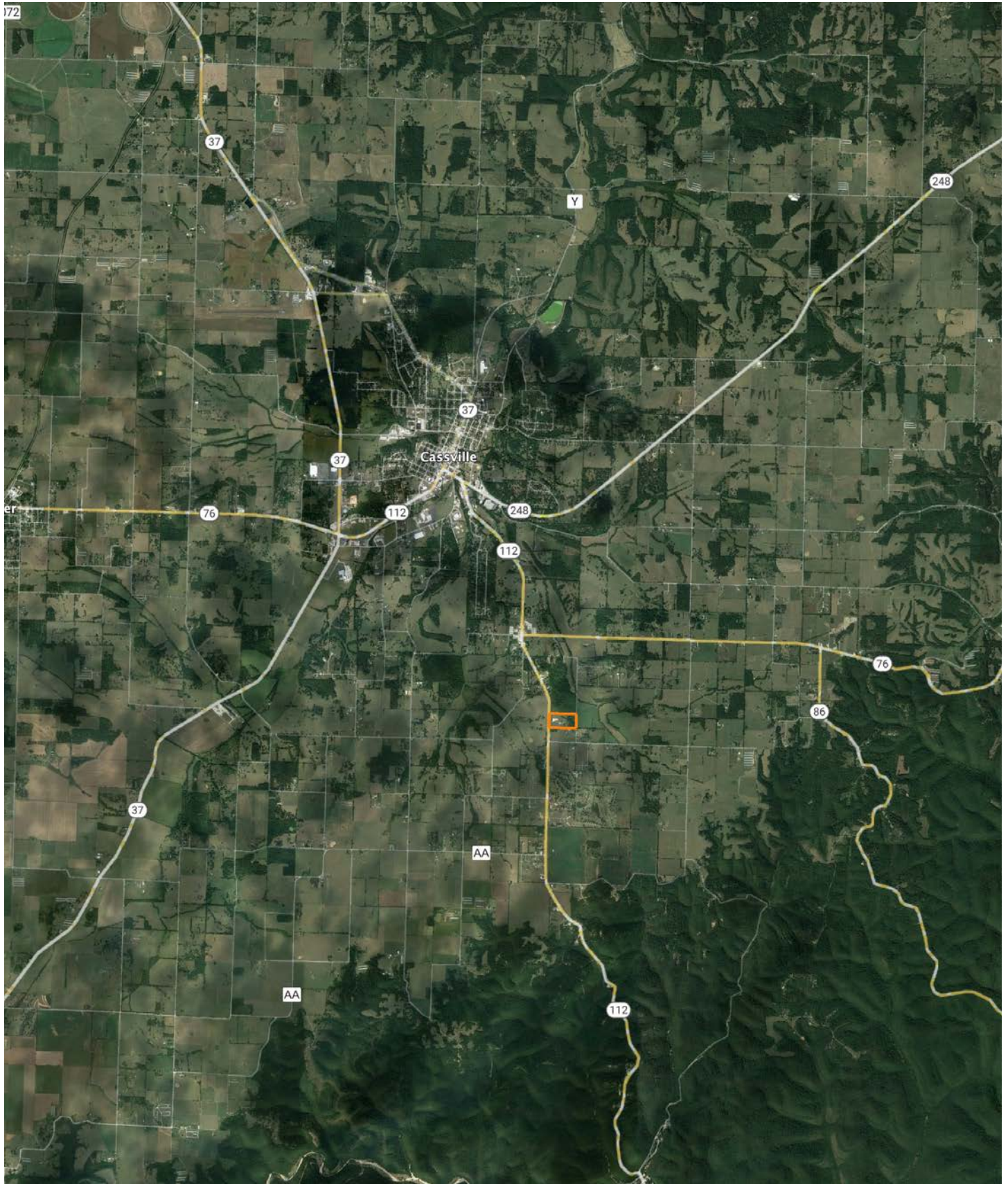


9/27/2023

4-22N-27W
Barry County
Missouri

Boundary Center: 36° 38' 41.09, -93° 50' 59.46

OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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