

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

MACON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE OPPORTUNITY IN SMALL TOWN MISSOURI

Immense potential awaits for an entrepreneur with the desire to open a winery or an investor looking to diversify their portfolio. The 9,000-square-foot, two-level building is home to Silver Rails Winery and sits on 1.93 +/- acres in the small town of LaPlata, Missouri. This property is currently an operating winery, however, there are endless opportunities for anyone looking to purchase and turn their dreams into reality.

Major remodeling of the building was just finished to create a large wine bar & tasting room. This area is approximately 1,200 square feet with plentiful seating that can exceed 50+. Bar, tables, chairs, appliances, and more go with the property. As you continue through the middle portion of the building, you will find multiple storage bays, as well as an office and workspace. The winery production room is the final portion of the building and is approximately 2,000 square feet. A

forklift and all wine-making equipment will be included in the sale, providing an almost turnkey opportunity for a new owner.

Located conveniently near the BNSF transcontinental mainline and within eyesight of the local Amtrak station makes for an attractive destination. Amtrak provides daily service from Kansas City and Chicago with connections throughout the nation. The Kirksville airport is only 6 miles north of the property and is large enough to accommodate freight flights if this is something a buyer requires.

With endless opportunities, this property is ready for a new owner with big dreams in small-town Missouri. For more details or to schedule a private showing, call Drew Yarkosky at (816) 599-3647.



PROPERTY FEATURES

PRICE: **\$199,000** | COUNTY: **MACON** | STATE: **MISSOURI** | ACRES: **2**

- Approximately 9,000 square foot building
- 1.93 +/- total acres
- Seating for 50+ people
- New wine bar & tasting room (1,200 sq. ft.)
- Office/storage/kitchen/wine cellar (3,800 sq. ft.)
- Winery production room (2,000 sq. ft.)
- Current winemaking/vineyard manager willing to stay on
- Option to purchase 40 +/- acre vineyard
- 10-minute drive from Kirksville, MO
- 20-minute drive from Macon, MO



9,000 SQ. FT. BUILDING

The 9,000-square-foot, two-level building is home to Silver Rails Winery and sits on 1.93 +/- acres in the small town of LaPlata, Missouri.



NEW WINE BAR & TASTING ROOM



WINERY PRODUCTION ROOM



AERIAL MAP



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Boundary Center: 40° 1' 45.01, -92° 29' 26.93



Maps Provided By:



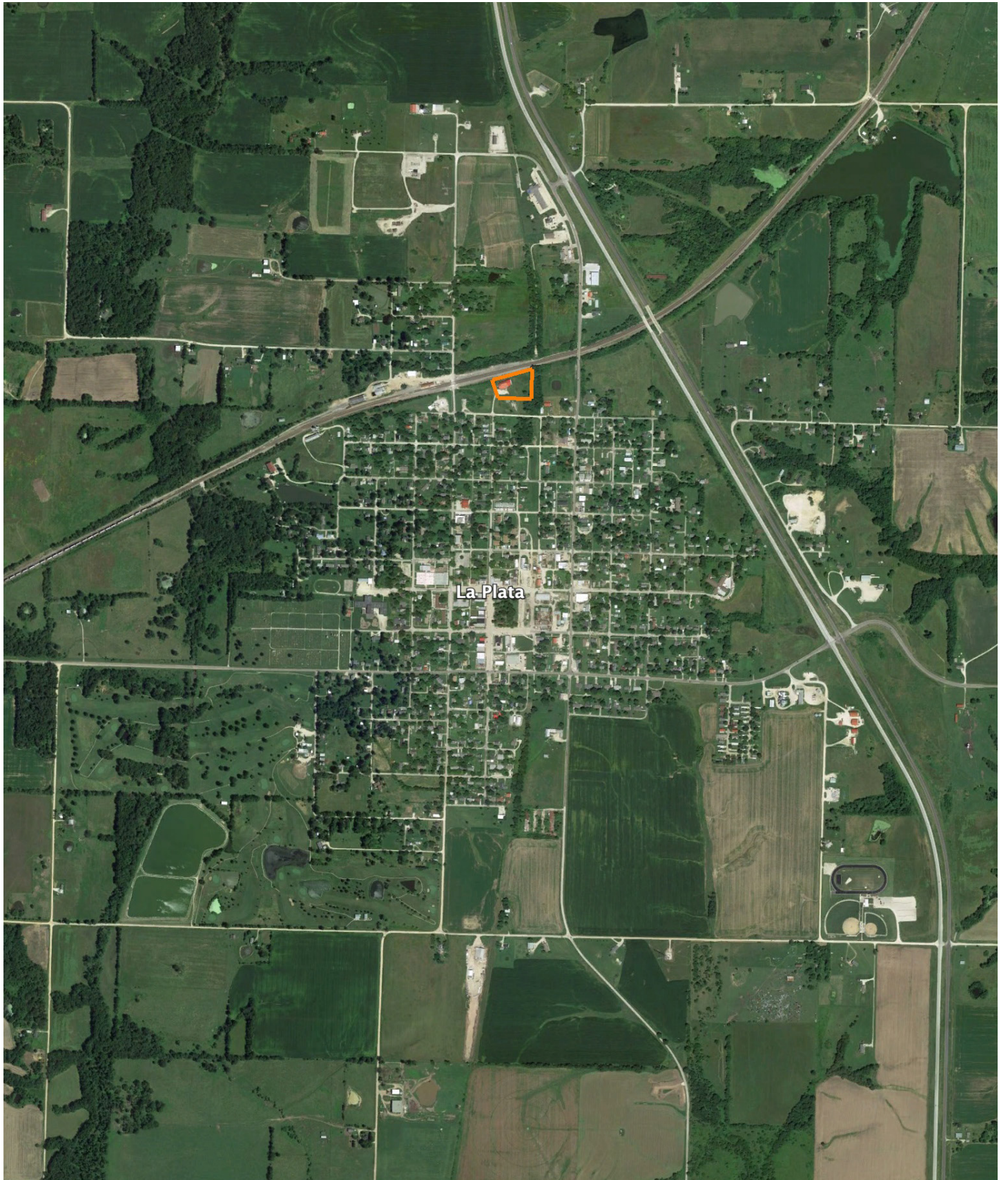
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5-60N-14W
Macon County
Missouri



10/23/2023

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

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