

MIDWEST LAND GROUP PRESENTS



JOHNSON COUNTY, MO

60 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TWIN OAKS EVENT CENTER ON 60 ACRES

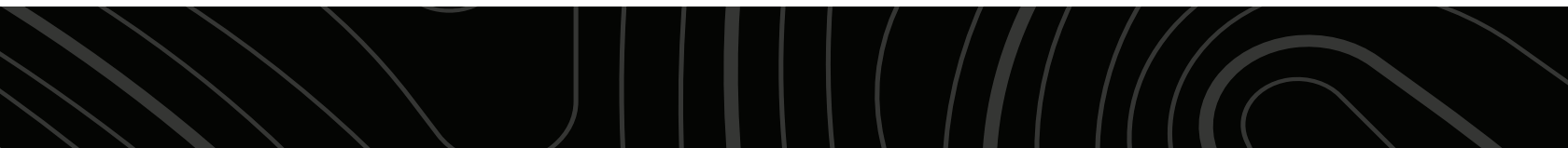
Have you been looking for a new source of income? Have you ever been to a wedding or fundraiser at these new-age event centers and wondered what it would be like to own one of them? Well here is your chance, not often does the opportunity arise to be able to purchase one of these established businesses with such a modern structure.

Built in 2020 this building had multiple sources of income in mind, containing a large event room, a smaller room for birthday or day rentals, and even an apartment setting. The rental possibilities are numerous ranging anywhere from the big wedding of 300 guests to your daily AirBnB. This is just what is within the main building. The property offers so much more.

Two homes are on the 60 acres, an older home that could use some TLC to get back to livable condition

would make a great home for a family member or even another AirBnB or additional rental space for someone renting the event center. The other home was built in 2008 and has 1,790 square feet finished. The ranch-style home is very fitting for the property and even boasts a nice walkout basement. The farm surrounding the event center consists of many acres of grass used for grazing horses and cattle. Many barns on the property allow for shelter for hay and livestock. Automatic waterers are in many of the pens and even the newest barn on the property. Well water is on the entire property. A 4 acre lake that is in the pasture below the barn provides some picturesque views and is even stocked with blue gill, bass, and catfish.

The opportunities with this property are too many to list, to truly appreciate what it has to offer one needs to see it in person.



PROPERTY FEATURES

PRICE: **\$1,900,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **60**

- 13,000 square foot event center
- 300+ occupancy
- 2 homes
- 60 acres
- 4 acre lake
- Well water
- Solar panels
- Multiple barns and outbuildings
- Multiple sources of income potential
- 25000 KW diesel backup generator to run the homes and farm
- Vehicle lift
- 5 miles outside of Warrensburg, Missouri
- Rural setting



13,000 SQ. FT. EVENT CENTER

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ADDITIONAL INTERIOR PHOTOS

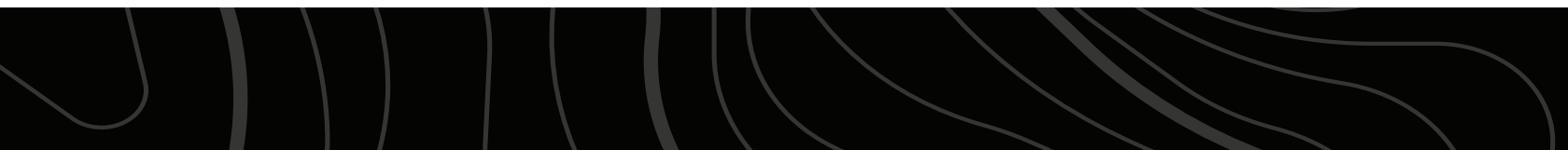


1,790 SQ. FT. RANCH HOME



4 ACRE LAKE

A 4 acre lake that is in the pasture below the barn provides some picturesque views and is even stocked with blue gill, bass, and catfish.



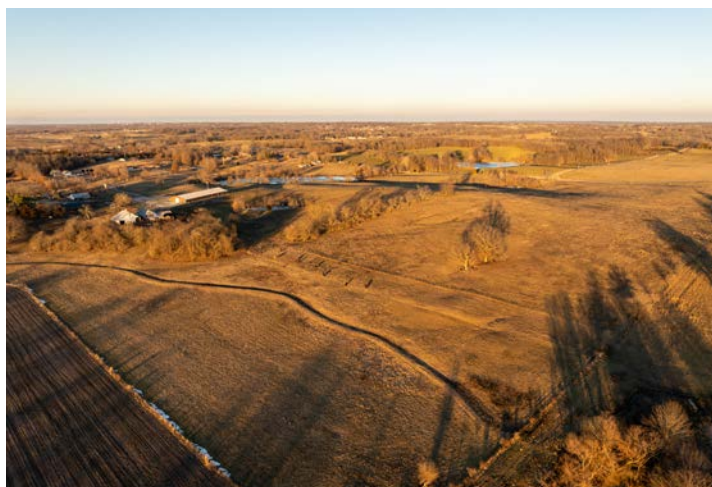
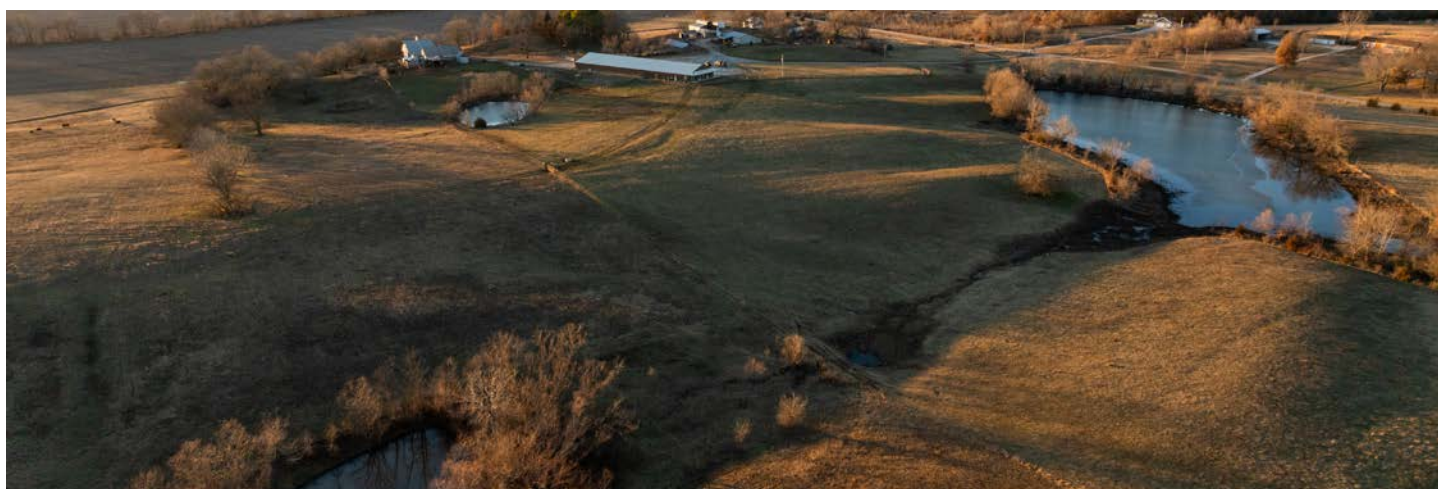
MULTIPLE OUTBUILDINGS



OLDER HOME



60 +/- ACRES



AERIAL MAP



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Boundary Center: 38° 42' 14.38, -93° 46' 16.57

0ft 393ft 786ft



Maps Provided By:



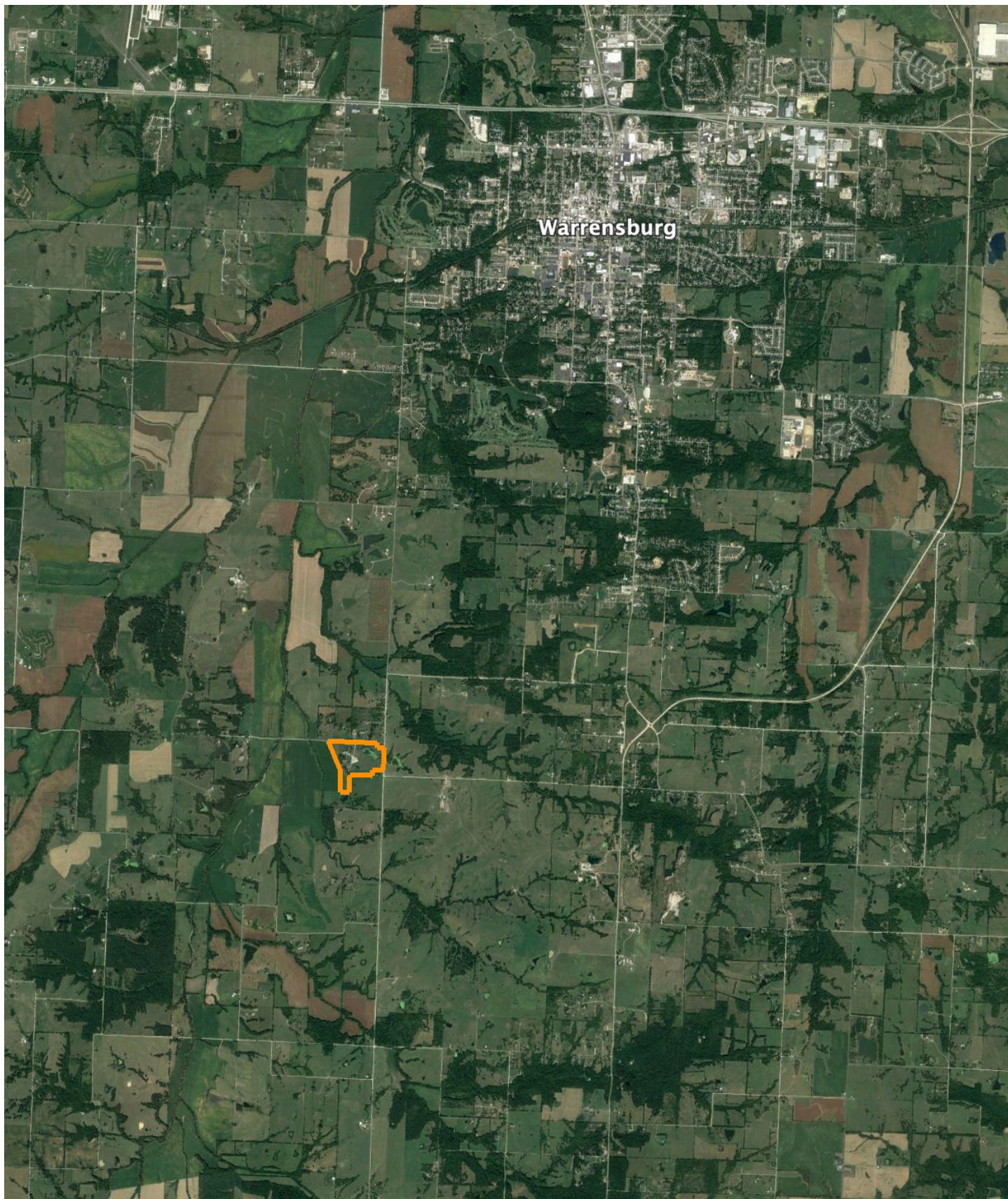
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10-45N-26W
Johnson County
Missouri



12/19/2023

OVERVIEW MAP



AGENT CONTACT

Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



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