

MIDWEST LAND GROUP PRESENTS

7.1 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY BUSINESS OPPORTUNITY IN WESTERN MISSOURI

Whether it's Traeger, Pit Boss, recteq, or another brand, pellet smokers have become all the rage with barbecue enthusiasts, and demand for premium wood pellets is strong. Your opportunity to capitalize on this booming outdoor cooking industry is here, with the sale of Branch Creek Wood Pellets manufacturing facility. Branch Creek Wood Pellets makes cooking pellets from all types of popular wood flavors: hickory, mesquite, cherry, pecan, apple, oak, and hedge. Due to other business interest demands, the owners of Branch Creek have been operating the pellet mill at about 50% production. At full production capacity, new owners of this facility should be able to realize a cap rate at or above 10%, and owners who operate the mill themselves could realize figures that are even more impressive.

This turn-key business sale includes an extensive list of equipment needed to produce this high-demand product, including fork lifts, loaders, pellet mill, mixers, baggers, trailers, and more. The mill is wired for 440V, 3-phase power to operate the heavy duty motors and equipment required to convert wood mulch into a

ready to sell cooking pellet. The main building provides approximately 3,640 sq. ft. under roof, with a concrete floor. In addition, a couple of lean-tos attached to the main building provide extra covered storage for equipment, supplies, and inventory. A climate-controlled office area and half bath are located right off the production floor.

This business is located right along Interstate 49, about 1 hour south of Kansas City, with highway access just 1/2 mile from the property. Missouri Department of Transportation figures indicate average traffic counts of just under 12,000 vehicles per day, meaning plenty of public exposure to the brand. On top of the pellet mill income, billboard rental offers an additional income stream. A full list of equipment and financial statements is available upon request.

This property has a lot of potential for the business investor. If you'd like to know more about it, or if you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

PRICE: **\$456,000** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **7.1**

- 7.1 +/- acres
- Prime interstate highway location on I-49
- Easy highway access
- 3,640 sq. ft. metal building, partly insulated
- 5.37% current cap rate, with potential for >10%
- Sale includes an extensive list of equipment
- Concrete loading dock
- Climate-controlled office
- Billboard income
- Room to expand
- 440V, 3-phase power supply
- Financials available upon request
- No city taxes



7.1 +/- ACRES



PRIME INTERSTATE HIGHWAY LOCATION



3,640 SQ. FT. METAL BUILDING



SALE INCLUDES EQUIPMENT

This turn-key business sale includes an extensive list of equipment needed to produce this high-demand product, including fork lifts, loaders, pellet mill, mixers, baggers, trailers, and more.



CONCRETE LOADING DOCK



CLIMATE-CONTROLLED OFFICE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 2' 46.4, -94° 21' 48.15

0ft 358ft 717ft



Maps Provided By:



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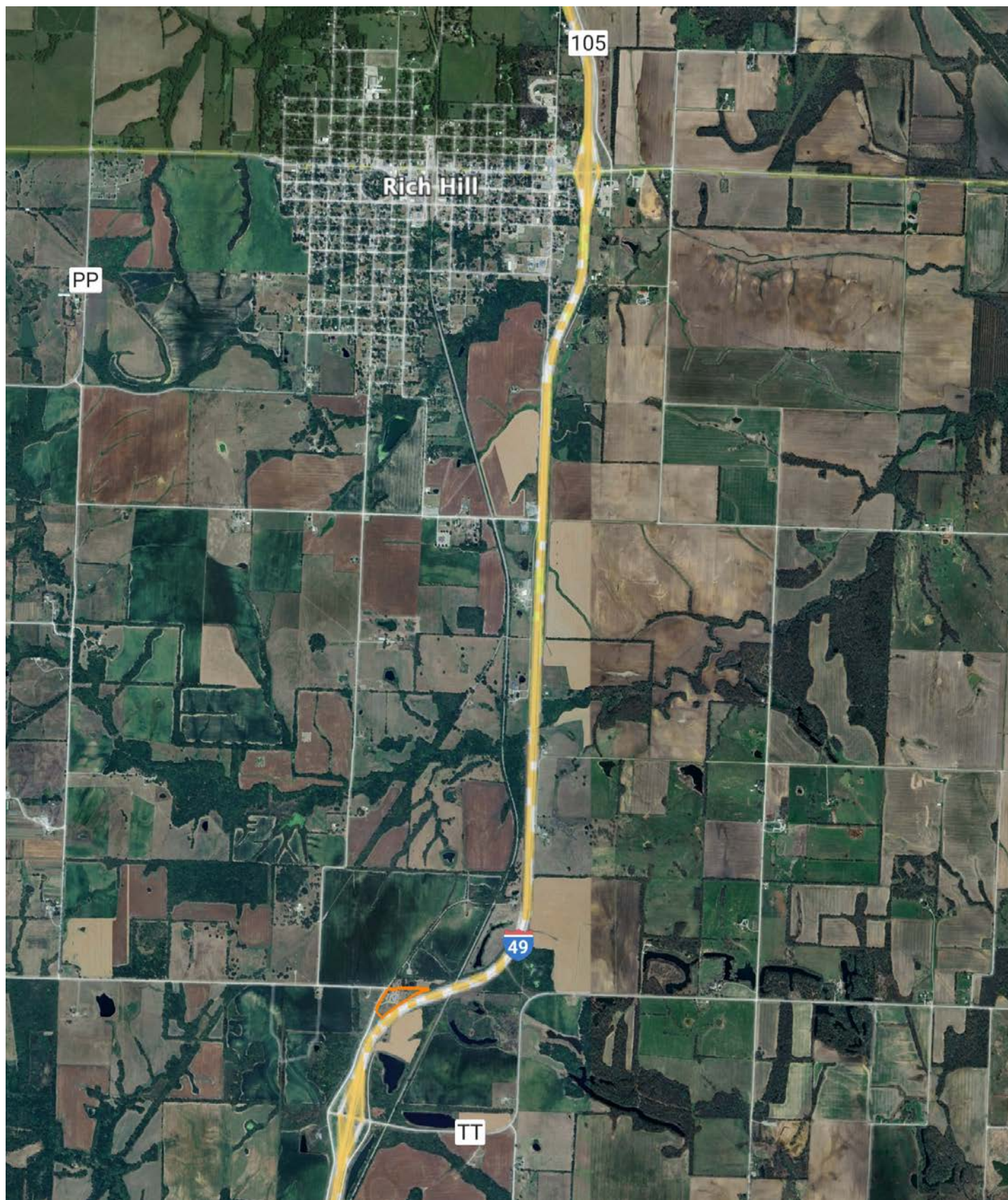
www.AgriDataInc.com

29-38N-31W
Vernon County
Missouri



6/28/2024

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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