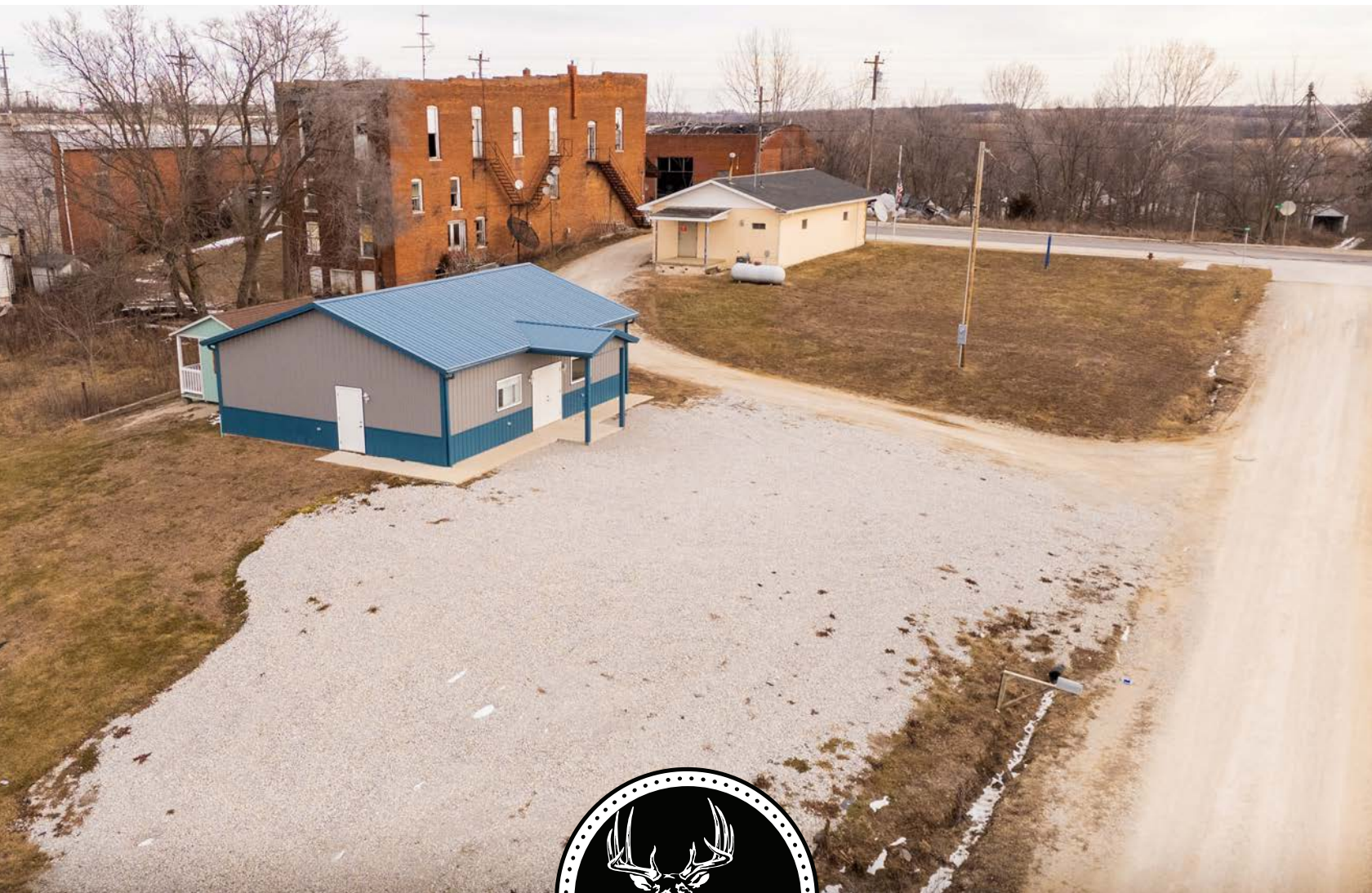


MIDWEST LAND GROUP PRESENTS

0.5 ACRES IN

SULLIVAN COUNTY MISSOURI

145 W DUNAP STREET, NEWTOWN, MO 64667



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWLY BUILT MULTI-PURPOSE PROPERTY

Right in the heart of Newtown, Missouri, lies this newer, multi-purpose property. Constructed in 2021, the 1,200 square foot property originally housed a satellite location for Grace Fellowship Church. Built on a concrete slab, the wood-framed structure sports a maintenance-free, all-steel exterior. The building features a roomy kitchen, a big full bathroom with a shower, and a room that houses the mechanicals, as well as a washer and dryer. It does have central air and propane heat. With no zoning issues to deal with, this structure can absolutely be reconfigured for whatever

intended use you may have. There are two interior non-load bearing walls that could be easily removed to completely reshuffle the interior to your specifications. This would be perfect for a family home, business location, or of course, another church! All appliances will be conveyed with the sale. With the astronomical costs of new construction these days, this property offers a unique opportunity to get into a newer home or business location for a very reasonable price. Please contact David Brothers for your private showing at (660) 240-3243.



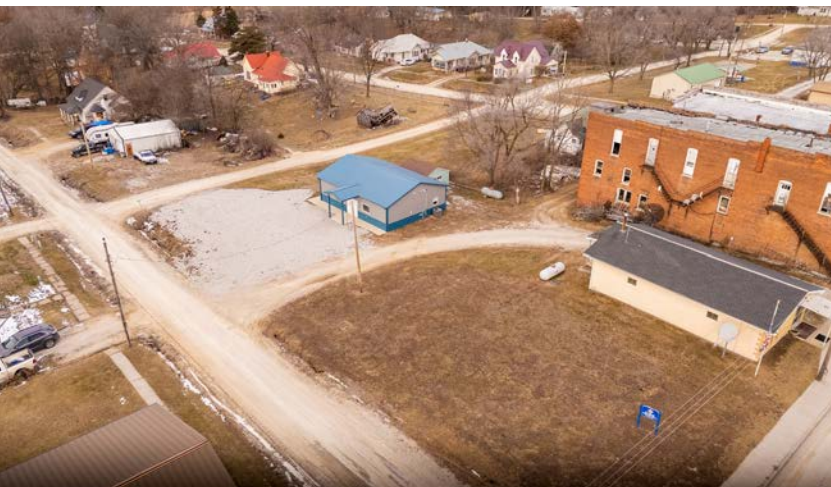
PROPERTY FEATURES

PRICE: **\$85,000** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **0.5**

- Consists of two city lots
- Built in 2021
- 1,200 sq. ft. of space
- Designed to house a church
- Can be reconfigured as a home or business
- All steel maintenance-free exterior
- Central air & heat
- Large kitchen
- Big bathroom
- Ready for immediate occupancy



TWO CITY LOTS



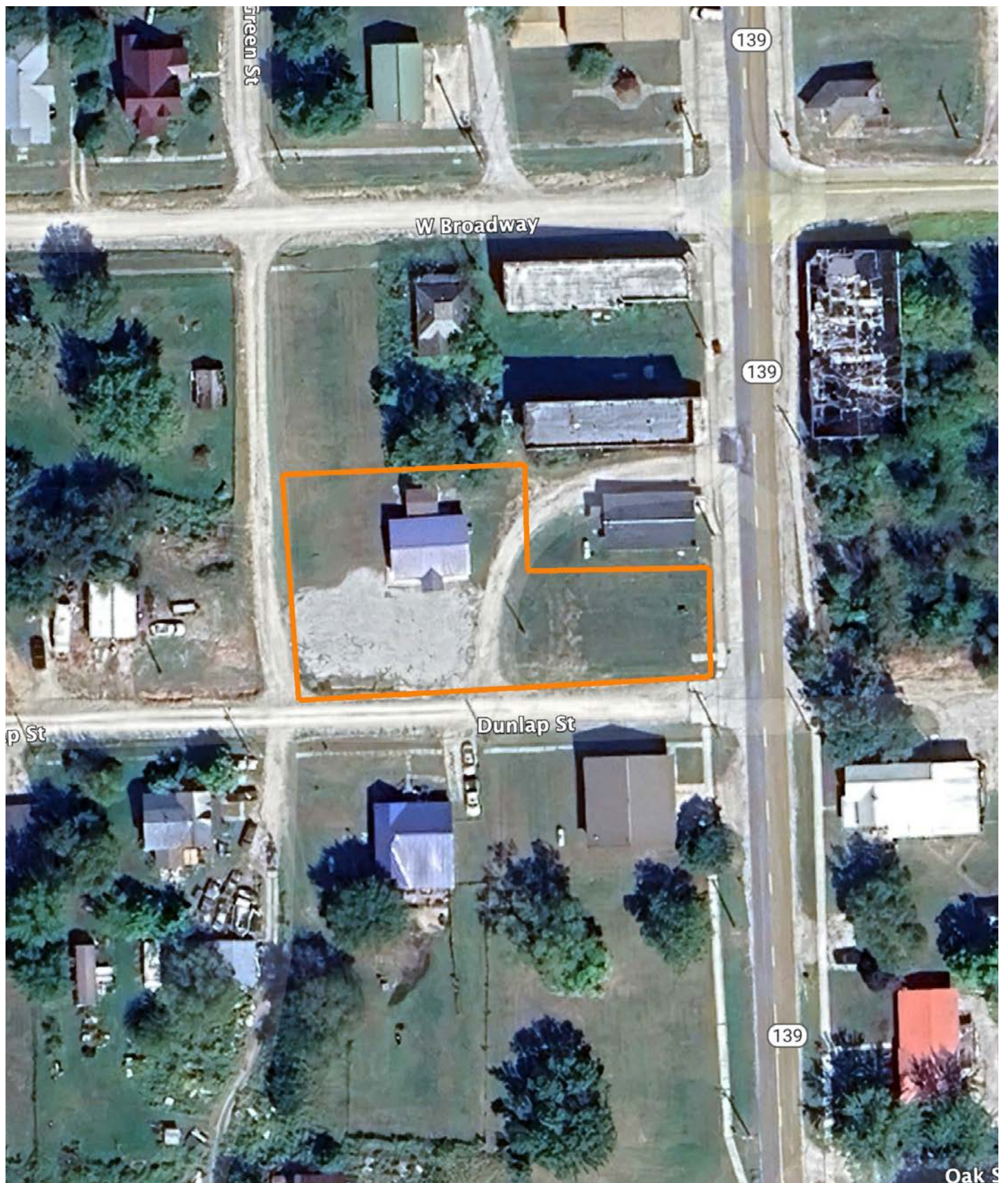
1,200 SQ. FT. OF SPACE



ADDITIONAL PHOTOS



AERIAL MAP



AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



DAVID BROTHERS,
LAND AGENT

660.240.3243

DBrothers@MidwestLandGroup.com



MidwestLandGroup.com

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