

MIDWEST LAND GROUP PRESENTS

.77 ACRES

DUNKLIN COUNTY, MO

711 MAIN STREET, HORNERVILLE, MISSOURI, 63855



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL OPPORTUNITY WITH A LIKE-NEW 50'X80' METAL BUILDING

Don't miss this opportunity to own an exceptional piece of real estate in the heart of Hornersville, Missouri. Most recently a convenience store, this 50'x80' metal building and 0.77 +/- surveyed lot is poised for a multitude of uses. The building is fully heated and cooled with insulated walls and ceiling. The property boasts modern LED lights throughout the interior as well as the outside perimeter for safety. The building has been wired to

support multiple coolers and freezers to support a variety of uses, both commercial and manufacturing.

With its convenient location in the heart of farming country, the Mississippi Waterfowl Flyway, and proximity to Big Lake National Wildlife Refuge, the possibilities are limitless for this property.



PROPERTY FEATURES

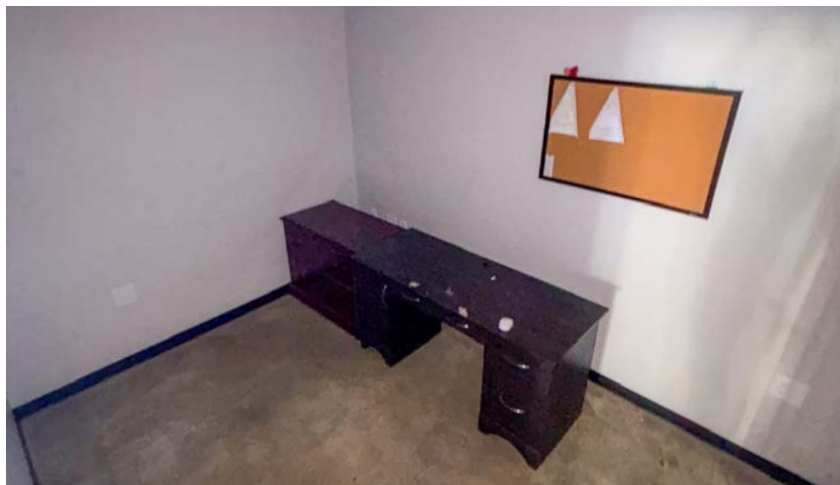
PRICE: **\$325,000** | COUNTY: **DUNKLIN** | STATE: **MISSOURI** | ACRES: **.77**

- 4,000 +/- sq. ft. heated and cooled floor space
- LED lighting around the exterior
- LED lighting inside
- 0.77 acre flat lot
- Concrete parking pad with 12 painted parking spots
- Automatic opening entrance door
- Roll up delivery door
- 12' ceiling
- Security cameras located inside and outside
- Wired to handle needs of convenience store coolers and freezers



4,000 SQ. FT.

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AUTOMATIC OPENING ENTRANCE DOOR



SECURITY CAMERAS INSIDE & OUT



READY FOR A MULTITUDE OF USES

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.77 ACRE FLAT LOT



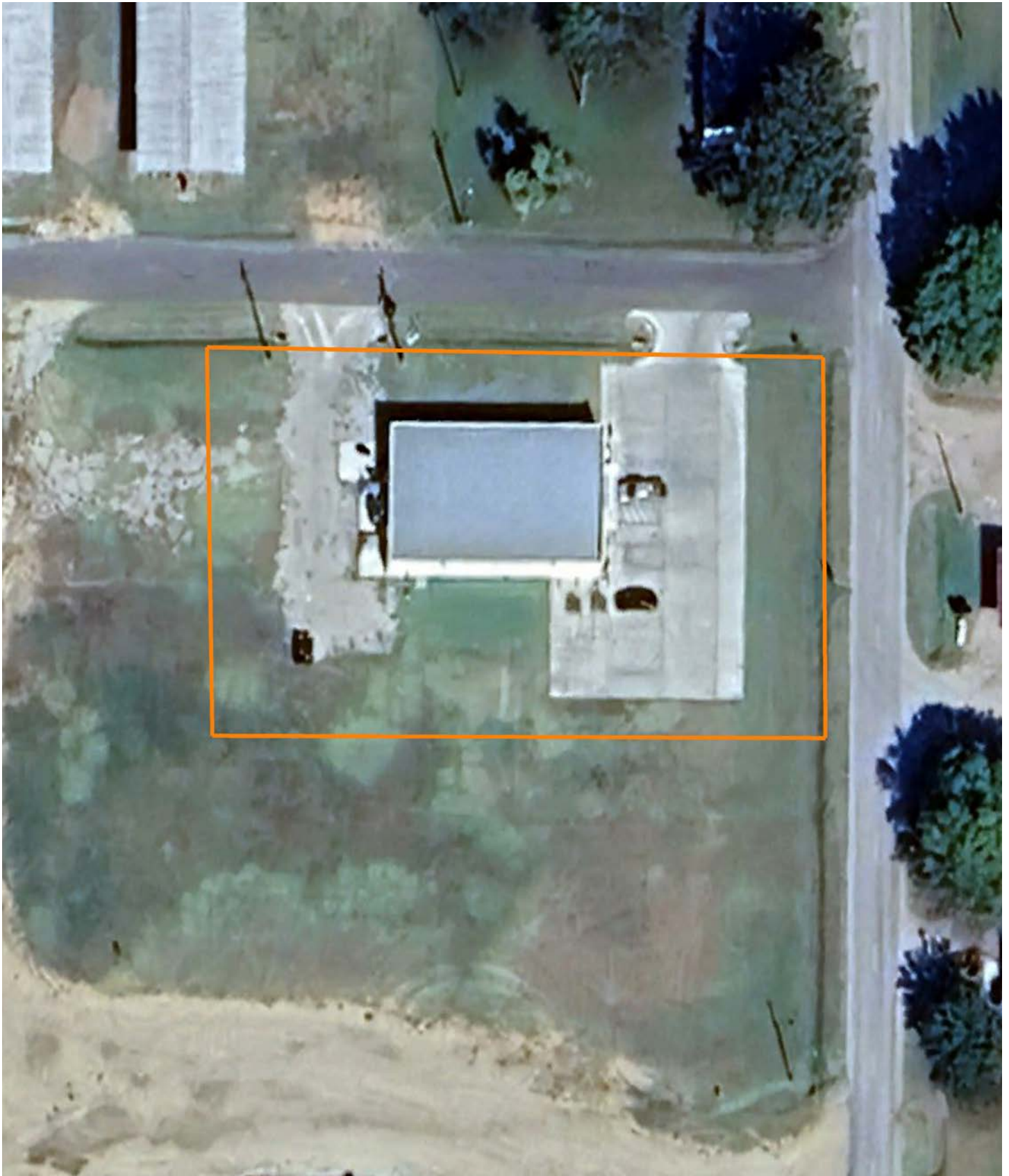
CONCRETE PAD WITH 12 PAINTED SPOTS



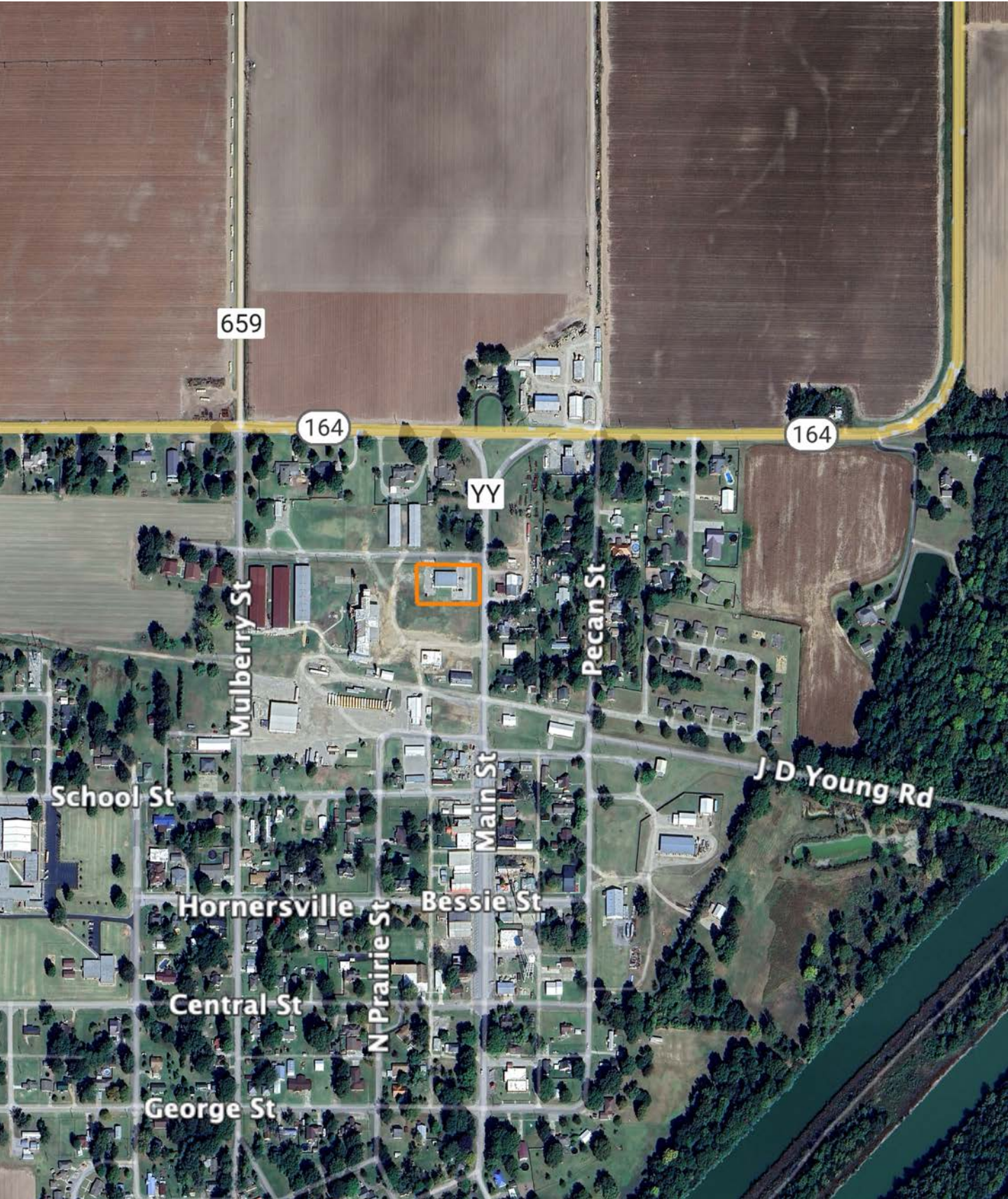
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP

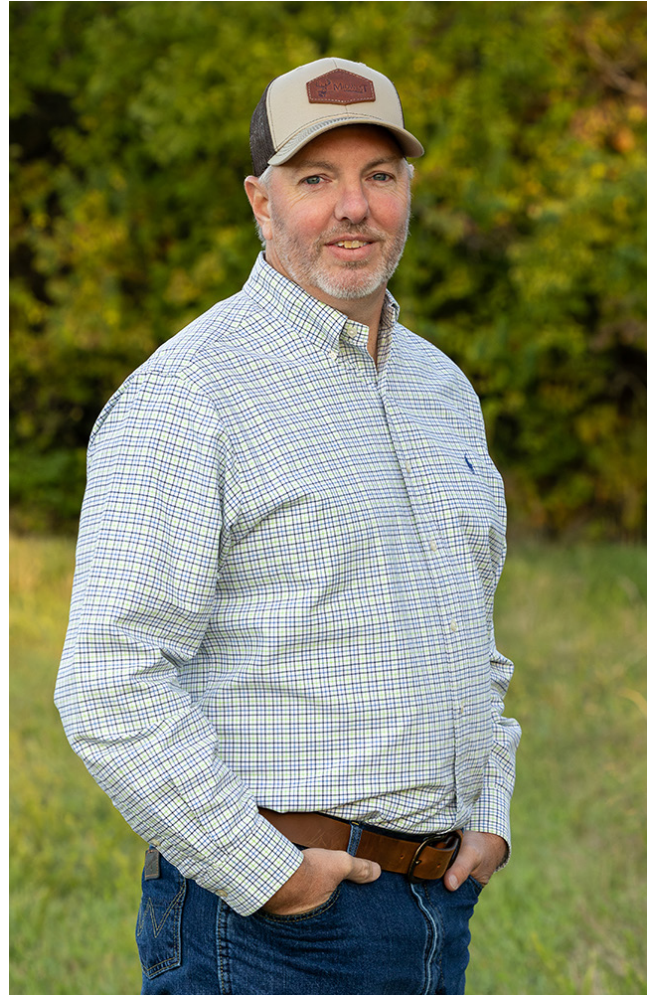


AGENT CONTACT

Heath's passion for land was shaped by his upbringing in a farming community in Caraway, Arkansas, where he learned the importance of hard work and developed a love for nature from his family, who farmed cotton, corn, and wheat. His connection to the land grew through outdoor experiences with his great-grandfather and grandfather, spending time hunting and fishing along the St. Francis River. Those early experiences fostered a deep respect for land stewardship, which continues to guide him today.

With a degree in Agri-Business from Arkansas State University, Heath combines academic expertise with a personal commitment to the outdoors. He's not only owned and improved multiple properties for wildlife and recreation but also successfully bought and sold many properties, giving him firsthand knowledge of real estate processes and challenges.

Leveraging over 20 years of professional experience in income tax preparation, Heath excels in forming strong connections, truly listening to clients, and helping them navigate the complexities of real estate transactions. His problem-solving skills and deep understanding of land values make him a trusted partner for anyone looking to buy or sell land in Arkansas.



HEATH PRIMM

LAND AGENT

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