

MIDWEST LAND GROUP PRESENTS

2.5 ACRES IN

SALINE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME-PRODUCING 4-PLEX WITH WAREHOUSE IN SWEET SPRINGS, MISSOURI

Offering an excellent, diverse investment opportunity in a highly convenient and visible location, this property provides strong current cash flow. Situated on approximately 2.5 acres alongside I-70 in Sweet Springs, Missouri, the property includes a newly renovated fourplex and a 40'x70' warehouse, both fully occupied, with current monthly rents totaling approximately \$5,390 and an annual gross income of approximately \$64,680.

Each residential unit offers 2 bedrooms and 1 full bathroom and has been extensively updated with new flooring, cabinetry, appliances, vanities, plumbing, electrical, paint, framing, and in-unit laundry hookups. Major improvements include newer HVAC systems, newer water heaters, newer roof, and a new septic system installed in 2024, creating a true turn-key opportunity for a new owner.

The warehouse provides additional income potential and flexibility for commercial or storage use, featuring a full concrete floor, two overhead doors, separate parking, additional yard storage space, multiple HVAC units, and a 400-amp electrical service setup capable of supporting a variety of commercial or industrial operations. The warehouse tenant pays electric, while the landlord currently covers utilities for the residential units.

All units are occupied with written lease agreements in place, and security deposits will transfer at closing.

The property was extensively renovated in 2022–2024, and annual real estate taxes are approximately \$2,290. Professionally managed and income-producing from day one, this property offers a strong opportunity for investors seeking stable returns with minimal deferred maintenance.

PROPERTY FEATURES

COUNTY: **SALINE** | STATE: **MISSOURI** | ACRES: **2.5**

- Fully occupied 4-unit multifamily & 40'x70' warehouse
- Located on 2.5 +/- acres alongside I-70
- Approximately \$5,390/month gross income
- Approximately \$64,680 annual gross income
- Four 2 bed / 1 bath residential units
- Renovated throughout in 2022–2024
- New septic system installed in 2024
- Roof, HVAC, and water heaters are approximately 2 years old
- Warehouse includes overhead doors, concrete floors, and 400-amp electrical service
- Multiple HVAC units in warehouse
- All leases in place with deposits transferring at closing
- Professionally managed turn-key investment
- Annual taxes approximately \$2,290

NEWLY RENOVATED FOURPLEX

Each residential unit offers 2 bedrooms and 1 full bathroom and has been extensively updated with new flooring, cabinetry, appliances, vanities, plumbing, electrical, paint, framing, and in-unit laundry hookups.



40'X70' WAREHOUSE

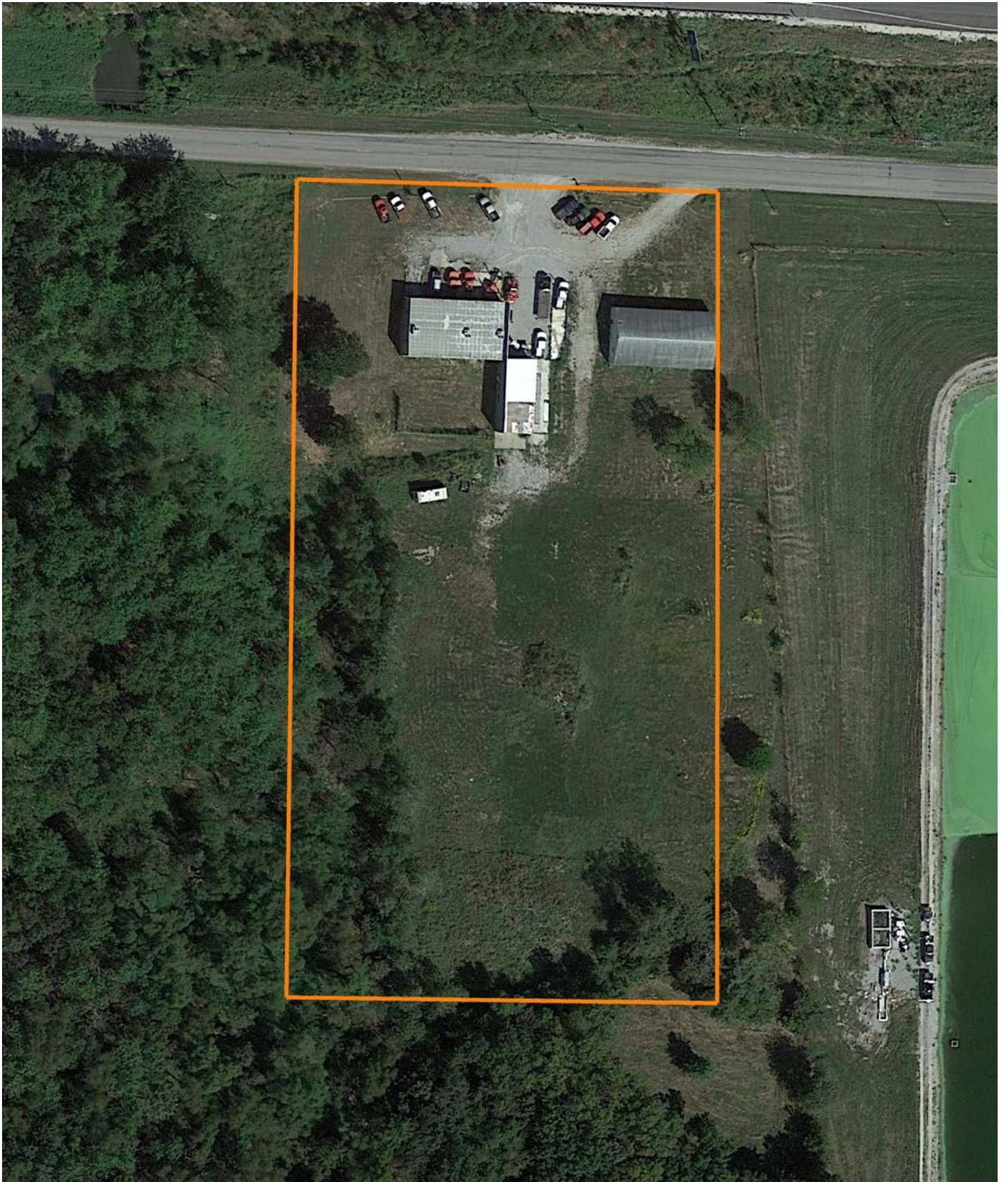


2.5 +/- ACRES ALONGSIDE I-70

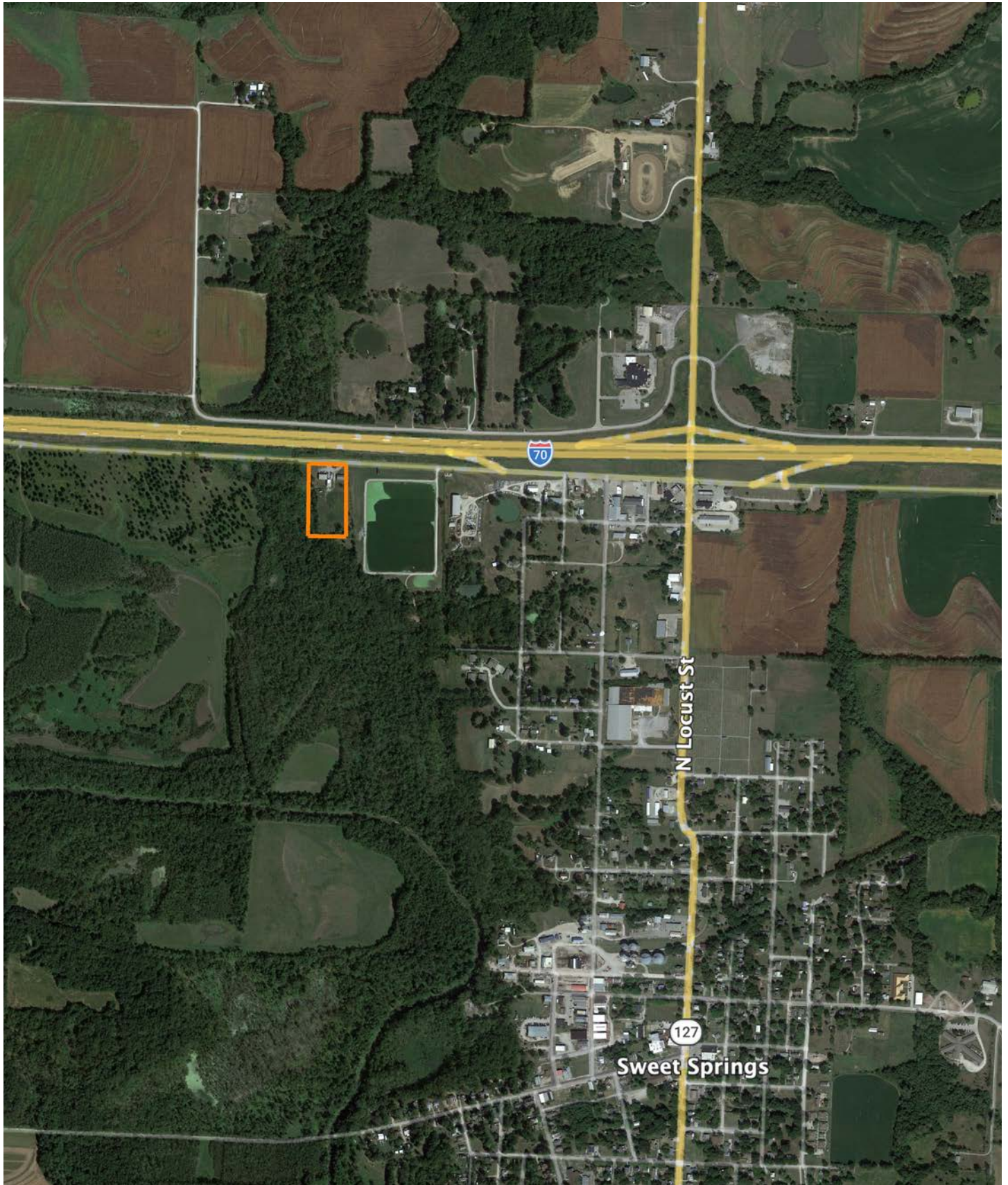
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AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



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LAND AGENT

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