

MIDWEST LAND GROUP PRESENTS



BARRY COUNTY, MO

20 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20-UNIT APARTMENT COMPLEX AND BEAUTIFUL HOME ON ACREAGE

If you're ready for the natural beauty and relaxed pace of life in the Missouri Ozarks with an opportunity to generate income from your property, then this may be just what you're looking for. Situated on 20 sprawling acres south of Cassville in beautiful Barry County, you'll find Hartland Apartments. The apartment complex features six duplexes plus an 8-plex, offering a total of twenty 2 bedroom, 1 bathroom, income-generating units. These units are all-electric and have been meticulously cared for and upgraded by the sellers. Rental properties are in high demand in the area, and occupancy in these units is consistently >90%, and oftentimes they're full, with a waitlist of interested renters. The owners have made numerous recent improvements, including LED lighting, vinyl siding, new roofs, mini-split high-efficiency HVAC units, and more. Apartments are all on rural water and rural electric, with fiber internet available to tenants. Duplexes are 750-800 square feet, and feature washer & dryer hookups. 8-plex units are 850-900 square feet. All units come furnished with a refrigerator and electric stove, and several units have a dishwasher.

Situated a bit further into the property is the owner's home. This spacious home offers 3,340 square feet of living space and offers some wonderful features that make it shine. 3 bedrooms and 2.5 bathrooms provide room for the family to spread out and settle in. The kitchen features gorgeous granite counters and bar seating, and the layout and food prep area is perfect for home chefs.

Custom oak cabinetry and stainless appliances round out the well-appointed kitchen, which transitions easily to a dining area with massive wood ceiling beams and a built-in bar. A large family room offers lots of space for furniture and game tables, or could be remodeled into 1-2 extra bedrooms. The home office is perfect for telework or entrepreneurial activities, but could easily serve as a sewing or hobby room, study, or a spare bedroom as well. A cedar sauna is the perfect place to unwind from a long day, or perhaps you might prefer the 7-person hot tub or an evening spent with friends around the gas fire pit. Those who love outdoor summer living will be enamored by the fantastic patio area with covered dining space and landscaping, and just beyond that is the core feature - the 18'x36' in-ground pool. This home currently serves as the owner's residence, but it could easily transition to another income-generating option as a short-term rental, or could be remodeled into an upscale duplex apartment.

If all this isn't enough, the land itself is hard to beat. The acreage is flat near the highway and gently sloping towards the rear. Large open areas north and south of the 8-plex provide plenty of options for adding more apartment units, storage units, or cabins to serve the thousands of visitors who flock to nearby recreational gems such as Roaring River State Park and Table Rock Lake. Near the home is a stocked pond, and the east end of the acreage has county road frontage and rural water,

offering build sites for additional homes that could be used as more rentals or built and sold.

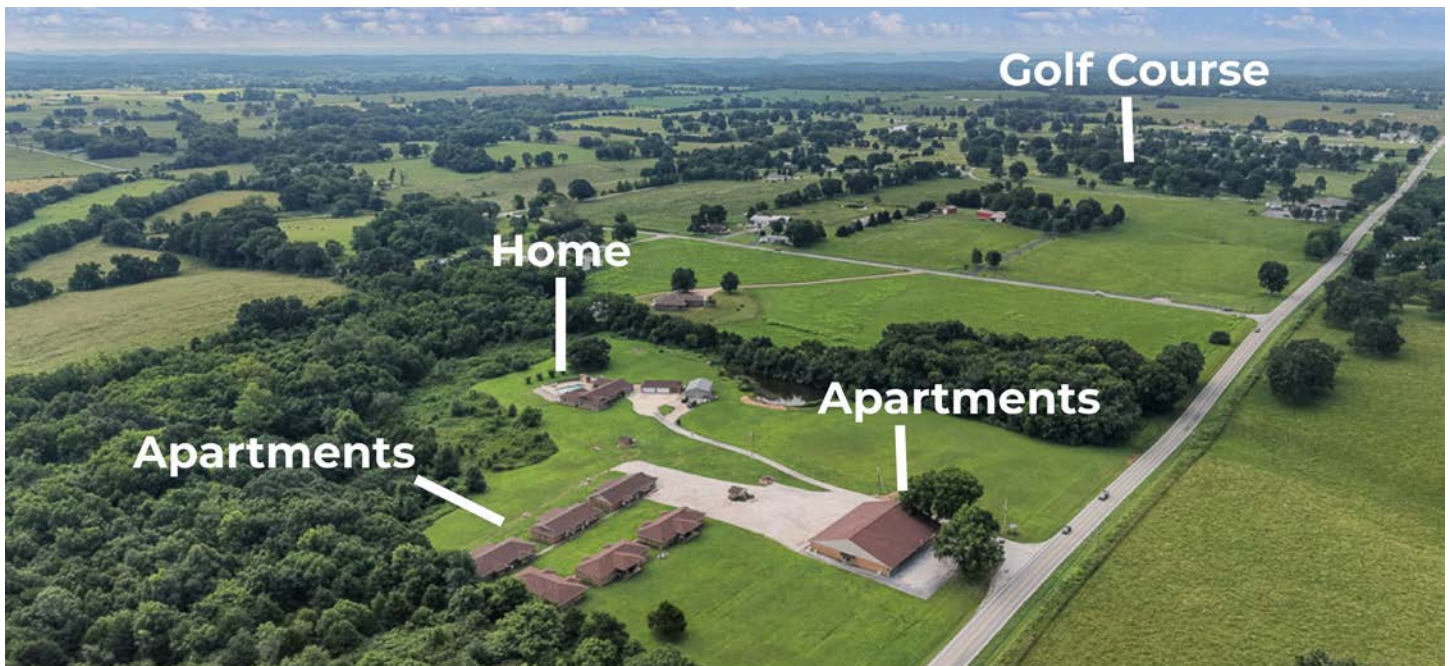
All in all, this property is a real showstopper. It offers comfortable living in a nice home coupled with a reliable

income stream, all packaged together in an area that still embraces rural values. If you'd like to know more about its income potential or you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **20**

- Six - 2 bed, 1 bath duplex apartments (12 units)
- One - 2 bed, 1 bath 8-plex apartment building (8 units)
- All electric units, partially furnished
- Recently remodeled
- 90%+ occupancy
- High local demand for rental housing
- Paved frontage on Highway 112
- Current cap rate: 5.3%
- Potential cap rate: 6.1+%
- Spacious 3,340 square foot 3 bed, 2.5 bath home
- 3-bay detached garage
- 30'x40' shop building
- 18'x36' in-ground pool
- Home is being sold fully-furnished, ready for immediate use as Airbnb/VRBO
- Turn-key property with extensive list of included equipment
- 5 miles to Roaring River State Park
- 0.5 miles to Cassville Golf Club
- 12 miles to Table Rock Lake
- 26 miles to Eureka Springs, AR
- Plenty of room to add more apartments, storage units, etc.
- Cassville schools



FULLY-FURNISHED 3,340 SQ. FT. HOME

Situated a bit further into the property is the owner's home. This spacious home offers 3,340 square feet of living space and offers some wonderful features that make it shine. 3 bedrooms and 2.5 bathrooms provide room for the family to spread out and settle in.



18'X36' IN-GROUND POOL



30'X40' SHOP BUILDING & GARAGE



SIX - 2 BED, 1 BATH DUPLEXES



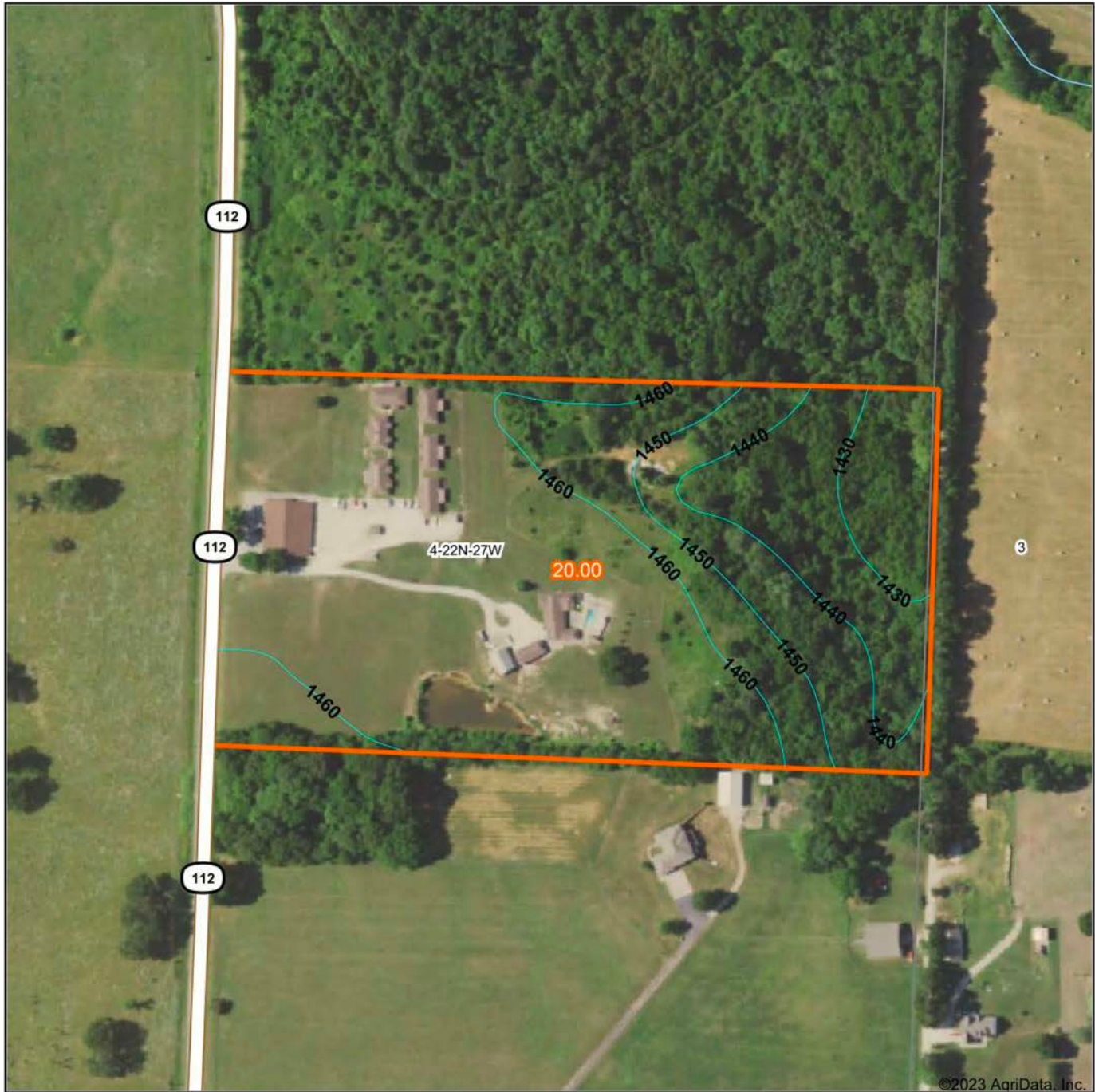
ONE - 2 BED, 1 BATH 8-PLEX BUILDING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Boundary Center: 36° 38' 41.09, -93° 50' 59.46

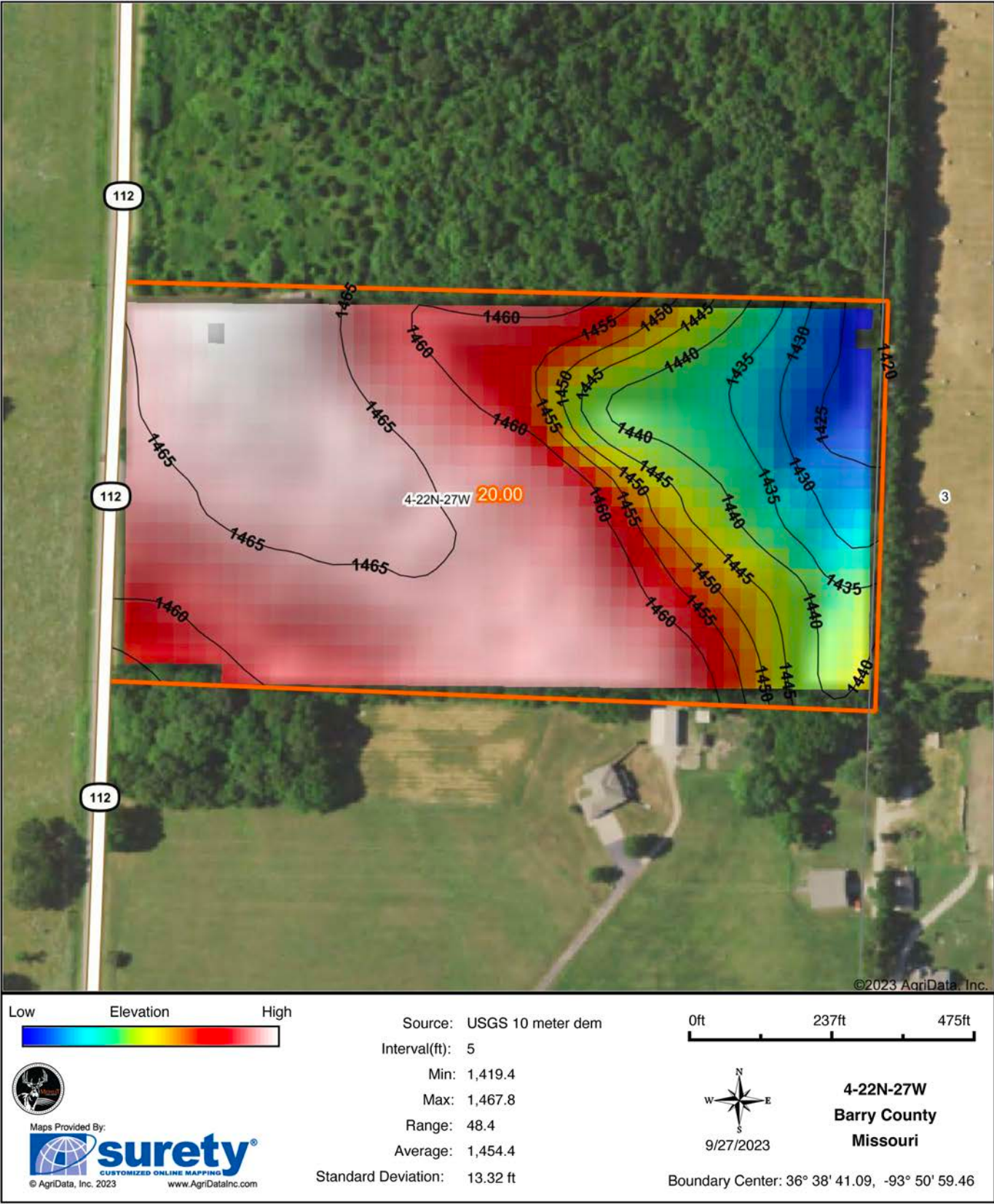
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Missouri

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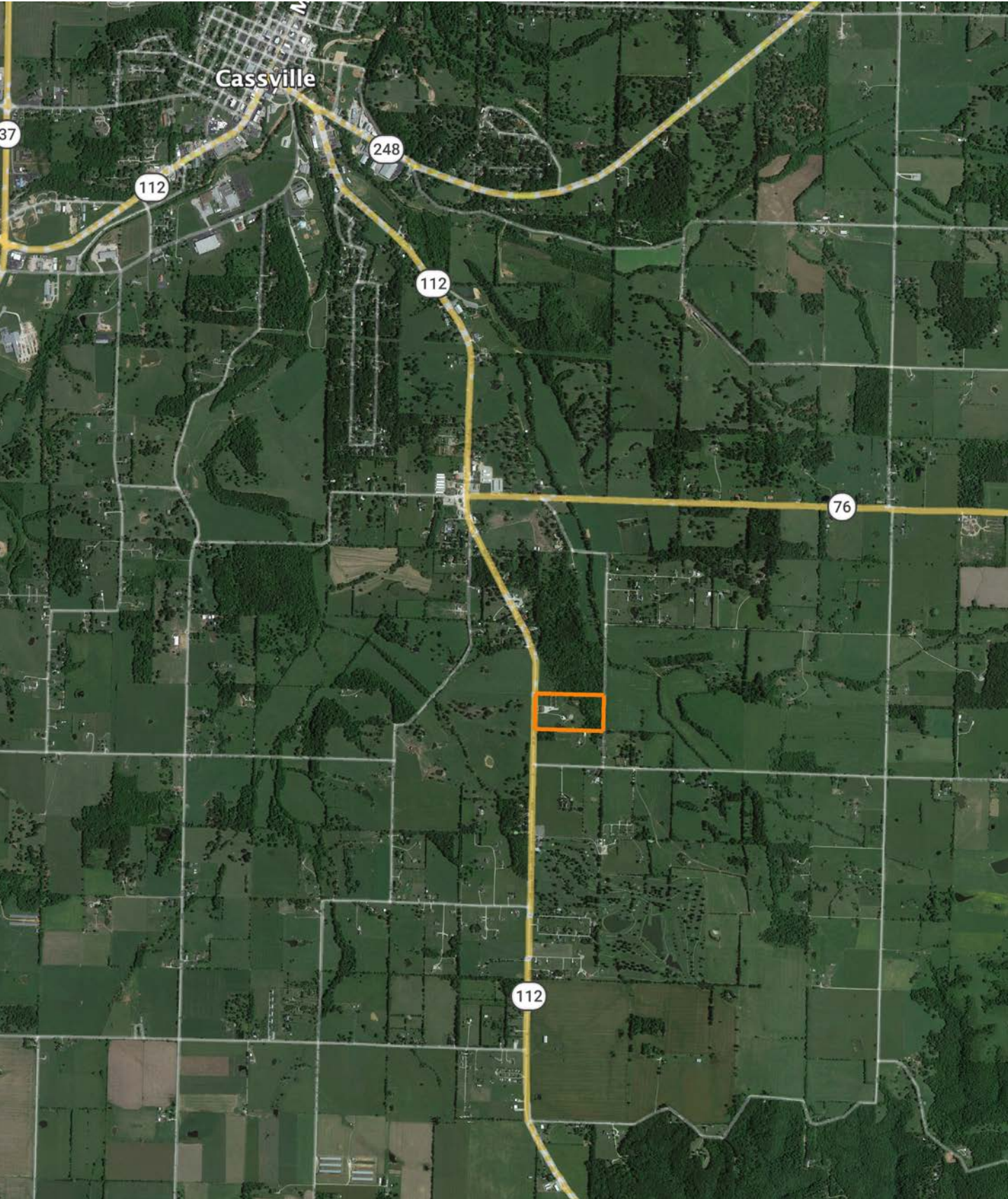


9/27/2023

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

For as long as he can remember, Scott Sudkamp has loved the land. Whether hunting, fishing, camping, or exploring, he's always been intrigued by prairies and rivers and wild places. His passion for wildlife and habitat led him to pursue degrees in environmental biology and wildlife management from Eastern Illinois University and Southern Illinois University. Following college, he spent nearly 20 years working as a wildlife biologist in Texas and Missouri as a public land manager and private land conservationist. He has an extensive background in managing wetlands, grasslands, and woodlands, and is well-versed in manipulating the land to benefit wildlife, including whitetails, ducks, wild turkeys, and upland game. His expertise managing land and wildlife gives him a unique perspective for understanding the land and recognizing its capabilities and potential.

Scott is a man of faith and serves as an elder and teacher at his church, and enjoys helping people pursue and realize their dreams. He and his wife Tina have been married for 30 years and raised their family on a farm in Vernon County, Missouri. He is an avid hunter and enjoys crisp November mornings bowhunting whitetails, sunrises on the marsh hunting mallards, and following bird dogs around in pursuit of pheasants, grouse, and quail. Scott loves guiding his clients through the buying and selling process and helping them achieve their goals and dreams. With his diverse background in land management and land sales, he's ready to go to work for you. Give him a call today.



SCOTT SUDKAMP,
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