

MIDWEST LAND GROUP PRESENTS

2.8 ACRES IN

MONTGOMERY COUNTY MISSOURI



330 MILTON STREET, NEW FLORENCE, MISSOURI 63363

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BUILT HOME WITH AN INCREDIBLE VIEW, OVERBUILT SHOP AND 66 ACRES OF GRASS

Here is an excellent opportunity for investors, entrepreneurs, or developers looking for a property with substantial existing improvements and room to grow in the city limits of New Florence. Situated on nearly 3 acres of mostly cleared ground, less than 1 mile off I-70, this property offers a unique combination of an established commercial building, multiple outbuildings, expansive parking, and additional land that could provide future development potential.

The approximately 3,500 square foot main building has operated as a funeral home since its construction and offers a surprisingly versatile layout that could be adapted to a variety of commercial, professional, residential, or specialty uses, subject to zoning and approvals. The existing floor plan includes a full kitchen, dining area, spacious living/reception area with fireplace, three large bedrooms, and 1.5 bathrooms, providing an excellent foundation for an investor looking to repurpose the space rather than start from scratch.

Additional improvements include a 3 car garage and a 3-sided machine shed, providing valuable storage, workshop, equipment, or business-use space. The expansive paved parking area offers plenty of room for customers, employees, tenants, equipment, or events.

Beyond the existing improvements, the property includes significant open, cleared acreage and over 550 feet of road frontage, making the potential for additional development, expansion, and additional structures a breeze. For an investor, that flexibility is one of the property's greatest assets.

Whether you're looking to redevelop an existing commercial property, establish a new business, create professional or office space, add rental or specialty-use space, expand an existing operation, or hold the property for future development, this property offers options that are increasingly difficult to find.

Located within the New Florence city limits and positioned to benefit from the continued activity and growth taking place throughout the surrounding area, this is a property worth taking a serious look at. Bring your vision—the groundwork is already here, and nearly 3 acres gives you room to take it further.

Buyer to verify zoning, permitted uses, utilities, development requirements, and any intended future use with the appropriate city/county authorities. Property sells "as is".



PROPERTY FEATURES

COUNTY: **MONTGOMERY** | STATE: **MISSOURI** | ACRES: **2.8**

- In New Florence city limits
- Great location
- Less than 1 mile off I-70
- Approximately 3,500 sq. ft. main building
- Zoned commercial
- Over 550 feet of road frontage
- Adaptable floor plan
- Level lot ready for development
- Large paved parking area providing substantial customer/employee parking
- Multiple existing structures provide flexibility for a variety of business models
- Potential for redevelopment, repurposing, or expansion
- Room to create multiple revenue streams
- Rare combination of existing improvements & significant land



3,500 SQ. FT. MAIN BUILDING

The approximately 3,500 square foot main building has operated as a funeral home since its construction and offers a surprisingly versatile layout that could be adapted to a variety of commercial, professional, residential, or specialty uses, subject to zoning and approvals.



NEARLY 3 ACRES



LARGE PAVED PARKING AREA



AERIAL MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

Map Center: 38° 54' 21, -91° 27' 5.01

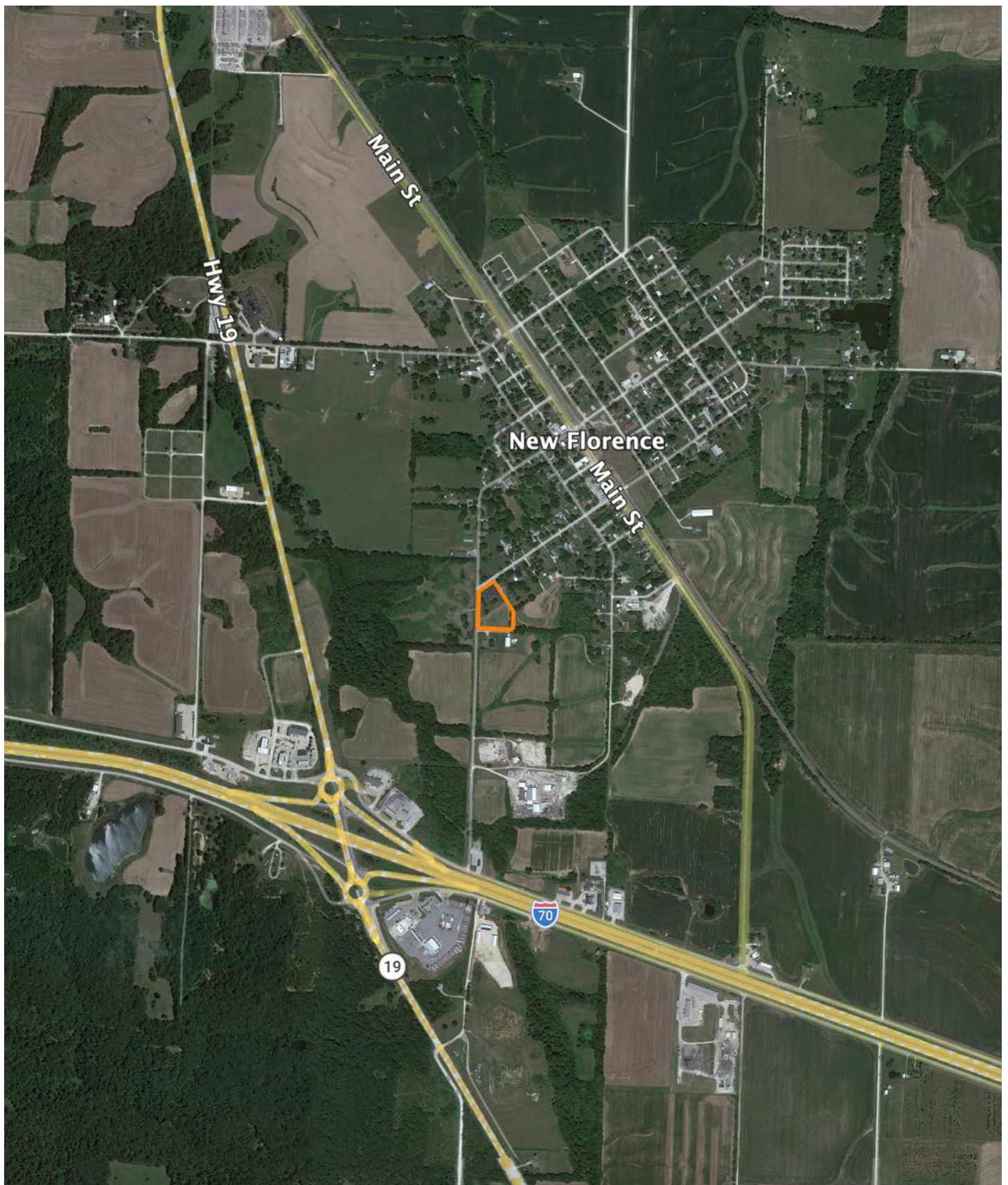
23-48N-5W
Montgomery County
Missouri

0ft 113ft 226ft



9/15/2026

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



NICOLE HART

LAND AGENT

573.658.9135

NHart@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.