

MIDWEST LAND GROUP PRESENTS

.75 ACRES

CALLAWAY COUNTY, MO

5481 OLD US HIGHWAY 40, KINGDOM CITY, MISSOURI 65262



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A HIDDEN GEM WITH ENDLESS POSSIBILITIES IN KINGDOM CITY

Discover the space, versatility, and charm of this 2,567 square foot home ideally situated just off Old Highway 40 in Kingdom City! Set on approximately .75 acres, this unique property combines a beautiful, park-like setting with a spacious home, historic outbuilding, and a location that offers excellent convenience. Whether you're looking for a comfortable single-family residence, room to pursue your favorite hobbies, or an opportunity to explore additional income potential, this property offers possibilities to fit a variety of lifestyles.

Step outside and enjoy the beauty of the mature, established landscape, where pear, mulberry, and walnut trees provide character and seasonal beauty. Beautiful perennial gardens are thoughtfully planted throughout the yard, creating a peaceful outdoor setting with plenty of room to make it your own. Dream of raising chickens,

planting an expansive garden, creating a backyard entertaining space, or simply enjoying your own private outdoor retreat? This property offers the space and flexibility to bring those ideas to life.

Adding to the property's appeal is a charming 1920s 3-bay shed situated just beyond the house, offering character and potential for storage, hobbies, workshop space, or other uses to suit your needs. An additional carport provides even more covered parking options, while the blacktop driveway adds everyday convenience.

Inside, the home offers an impressive 2,567 square feet of living space, featuring 3 bedrooms, 2 bathrooms, and a spacious, adaptable floor plan. The generous room sizes and versatile layout provide opportunities



to arrange the space around your needs, whether you envision a traditional single-family home with room to spread out or wish to explore the possibility of a duplex-style configuration for additional income potential. Any conversion to a separate living unit would be subject to applicable zoning, building codes, and required approvals.

The large kitchen offers plenty of room to prepare meals and gather, with beautiful French doors that open onto a walk-out deck—creating a natural connection between indoor living and the peaceful backyard setting. Large walk-in closets and abundant additional storage throughout the home provide the practical space today's homeowners appreciate. Appliances will transfer with the property, adding to the convenience of making this home your own.

Additional highlights include a new furnace, water softener, city water and sewer, a blacktop driveway, back alley access, and North Callaway School District. With its generous square footage, flexible layout, established landscaping, and distinctive outbuilding, this property presents an appealing combination of space, character, and opportunity.

Conveniently located in Kingdom City just off Highway 54 & I-70, this property offers a desirable balance of accessibility and room to enjoy the outdoors. Whether you're searching for a spacious home, a property with room for hobbies and gardening, or a versatile investment opportunity, this one is ready for you to explore its possibilities! Property sells AS-IS.

PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **.75**

- 2,567 square foot home
- 3 bedrooms / 2 bathrooms
- Situated on a 3/4 acre lot
- Conveniently located off Highway 54 & I-70
- Spacious, flexible floor plan
- Potential for single-family living or duplex-style configuration (subject to approvals)
- Spacious rooms
- Walk-out deck
- Large walk-in closets
- Appliances convey
- New furnace
- Water softener
- City water & sewer
- Beautiful private park-like yard
- Mature pear, mulberry & walnut trees
- Established perennial gardens
- Room for a large garden, chickens, or hobby farm activities
- Charming 1920s 3-bay shed
- Additional carport
- Blacktop driveway
- Back alley access
- North Callaway school district
- Plenty of outdoor space to customize
- Excellent potential for homeowners, hobbyists, or investors

2,567 SQUARE FOOT HOME

Inside, the home offers an impressive 2,567 square feet of living space, featuring 3 bedrooms, 2 bathrooms, and a spacious, adaptable floor plan.



CARPORT AND CHARMING 3-BAY SHED



BEAUTIFUL PRIVATE PARK-LIKE YARD



AERIAL MAP



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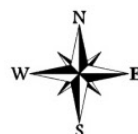
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Boundary Center: 38° 57' 1.61, -91° 56' 41.54

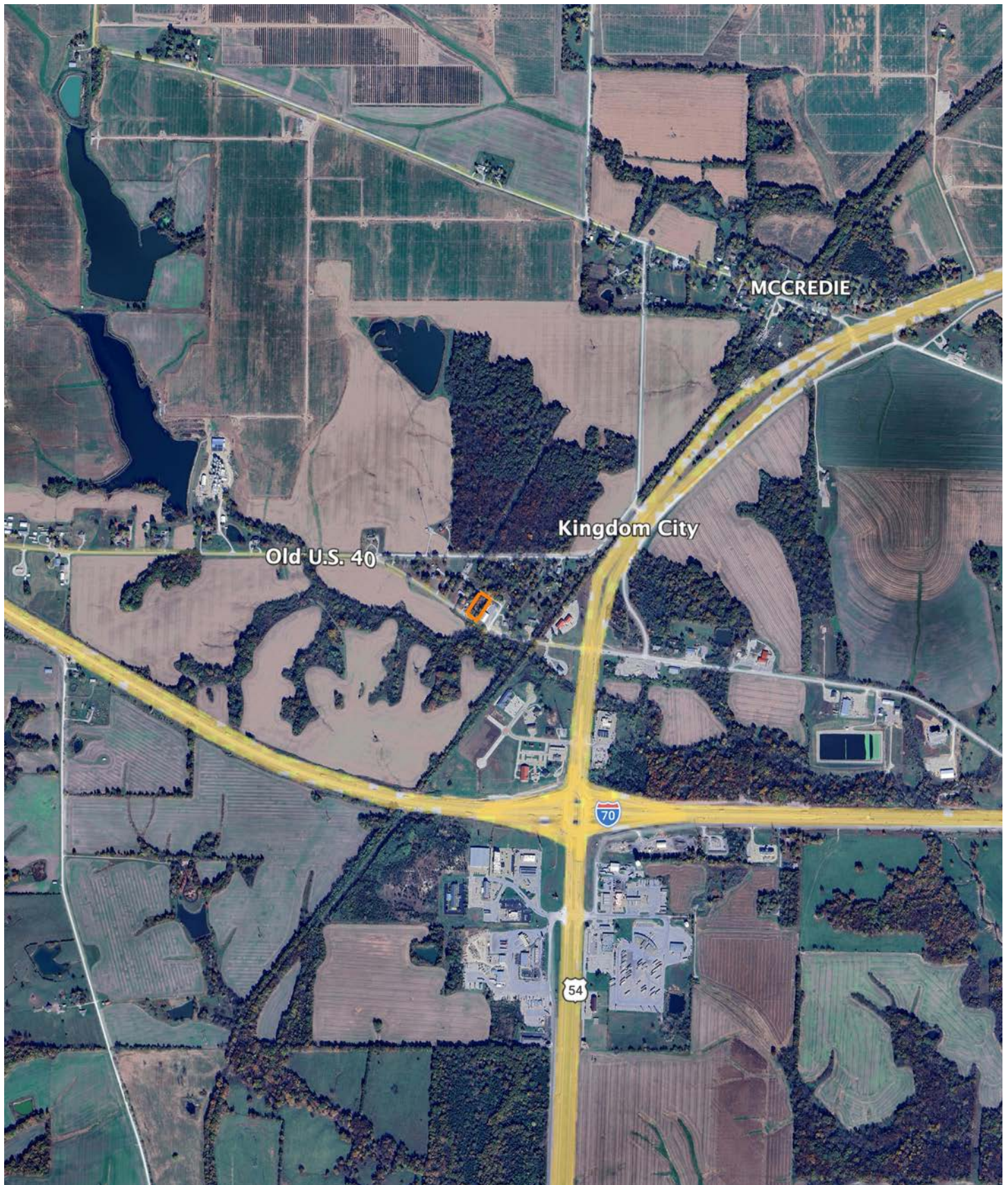
8-48N-9W
Callaway County
Missouri

0ft 86ft 172ft



10/14/2026

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.



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LAND AGENT

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