

M I D W E S T L A N D G R O U P P R E S E N T S

UPDATED HOME ON A HALF-ACRE LOT WITH FULLY FINISHED DETACHED GARAGE

LINN COUNTY, MISSOURI



MidwestLandGroup.com



UPDATED HOME ON A HALF-ACRE LOT WITH FULLY FINISHED DETACHED GARAGE

COUNTY: LINN | **STATE:** MISSOURI | **ACRES:** .5

Located in Marceline, MO, within the Marceline R-V School District, this updated 2 bedroom, 1.5 bathroom home offers approximately half an acre of land and includes both 110 and 112 W Holmes St. Recent updates throughout the home include hickory LVP flooring, two-panel arch-top doors, door hardware, electronic deadbolts, stained 1x4 & 1x6 trim, new paint throughout the entire home, updated light fixtures, faucets, electrical outlets and switches, and new blinds. Outside, enjoy a full-length covered front porch, a large concrete patio perfect for entertaining, and a huge yard shaded by a mature maple tree. The detached 24'x24' insulated two-car garage features concrete flooring, electricity, two insulated overhead doors, and an attached lean-to for additional storage or a

potential dog pen. With road frontage on both the north and south sides, front and rear parking, and new landscaping, the property offers excellent functionality and a beautiful outdoor space. The additional oversized lot offers the opportunity for a separate sale, while the expansive yard provides room to build a larger shop if desired. Conveniently located with quick access to Highway 5, this property offers a great combination of updates, space, and versatility. This property also offers a tremendous opportunity for the investor looking to add to their rental portfolio, whether that be through short-term rental or long-term rental. The combination of size, updates, and location makes this the ideal investment property to rent out. Seller is a licensed real estate agent.

PROPERTY FEATURES

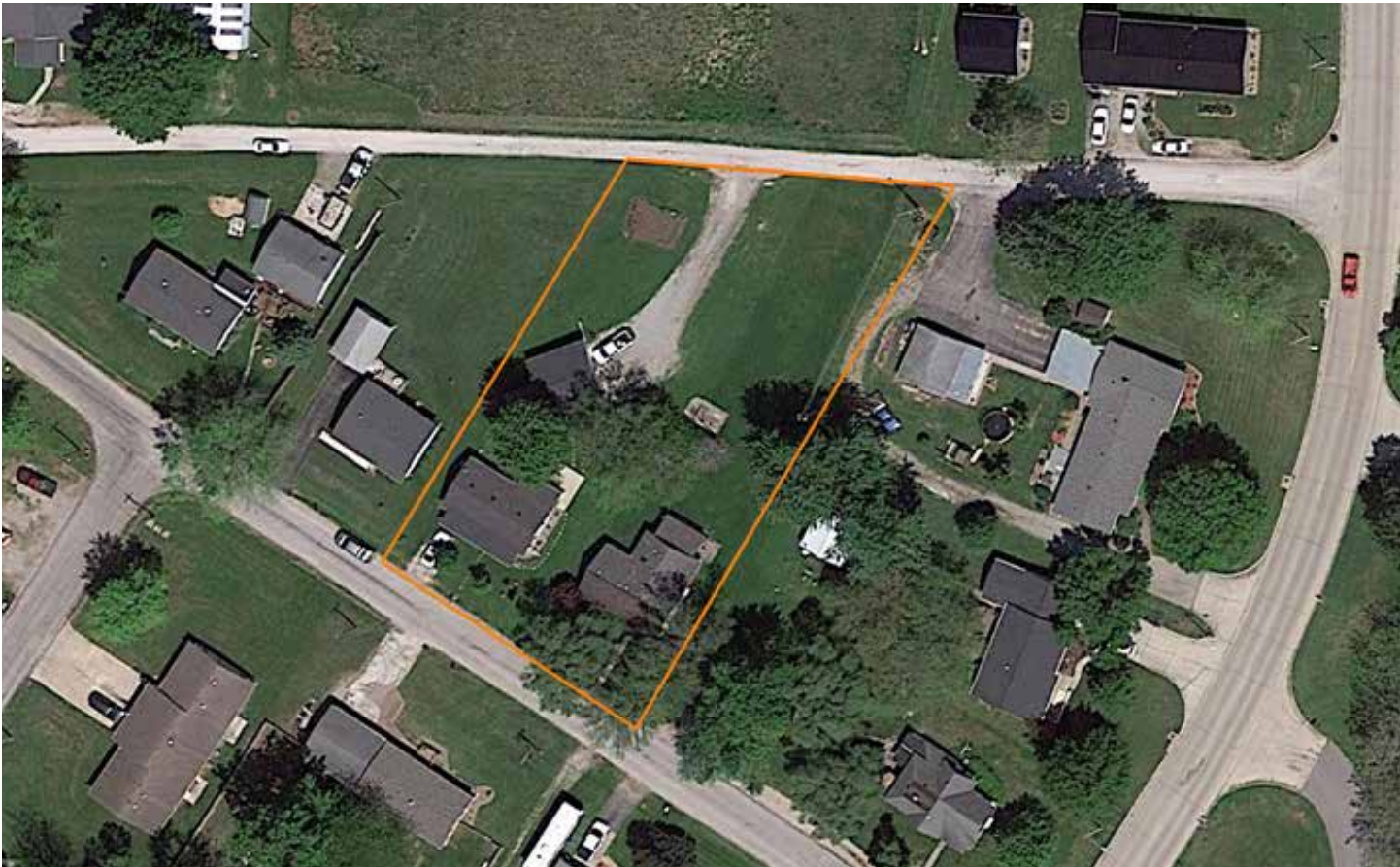
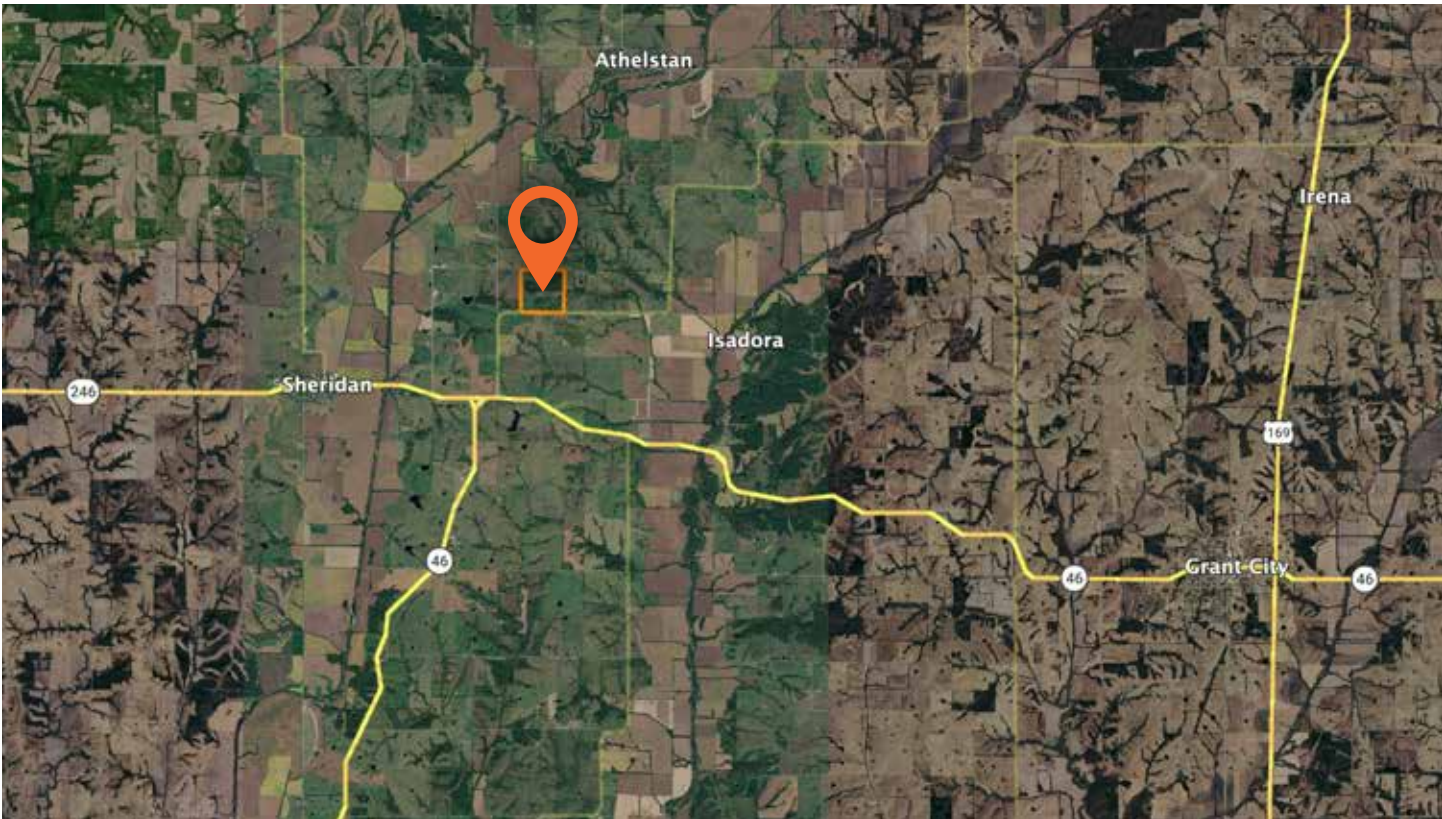
- Located in Marceline, MO
- Marceline R-V School District
- Includes 110 & 112 W Holmes Street
- Approximately 1/2 acre of land
- 2 large bedrooms
- 1.5 bathrooms
- Recently updated
- Hickory LVP flooring throughout
- Two-panel arch-top interior doors
- New paint throughout entire home
- Stained 1x4 and 1x6 trim
- Updated light fixtures, faucets, door hardware, outlets, switches, and covers
- New blinds throughout
- Full-length covered front porch
- Large concrete patio for outdoor entertaining
- Mature maple tree providing abundant afternoon and evening shade
- Huge yard with new landscaping
- Detached 24'x24' two-car garage
- Garage built on footers with concrete flooring and electricity
- Two garage doors
- Fully insulated garage with recently repainted interior
- Attached lean-to for additional storage or a potential dog pen
- Buried downspouts on the home and garage
- Road frontage on both the north and south sides
- Front and rear parking
- Room to build a larger shop
- Potential opportunity to sell the additional oversized lot separately
- Quick access to Highway 5
- Great investment opportunity to add to a rental portfolio
- Ability to build another rental on the vacant lot next to the current home

UPDATED HOME ON 1/2 ACRE

This updated 2 bedroom, 1.5 bathroom home offers approximately half an acre of land and includes both 110 and 112 W Holmes St. The detached 24'x24' insulated two-car garage features an attached lean-to for additional storage.



AERIAL MAPS





Maps Provided By
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Boundary Center: 39° 43' 31.66, -92° 56' 35.31

29-57N-18W
Linn County
Missouri

0ft 94ft 187ft



10/29/2026

AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE

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