22527 US-65 SEDALIA, MO 65301
102± ACRES PETTIS COUNTY, MO
LAND FOR SALE

PRICED AT
$5,950,000

BigIron REALTY

[EXPERTS IN SELLING LAND]

Sellers: Happy Acres LLC

Contact Your Listing Agent
Arlyn **Swartzentruber 660.287.2079**

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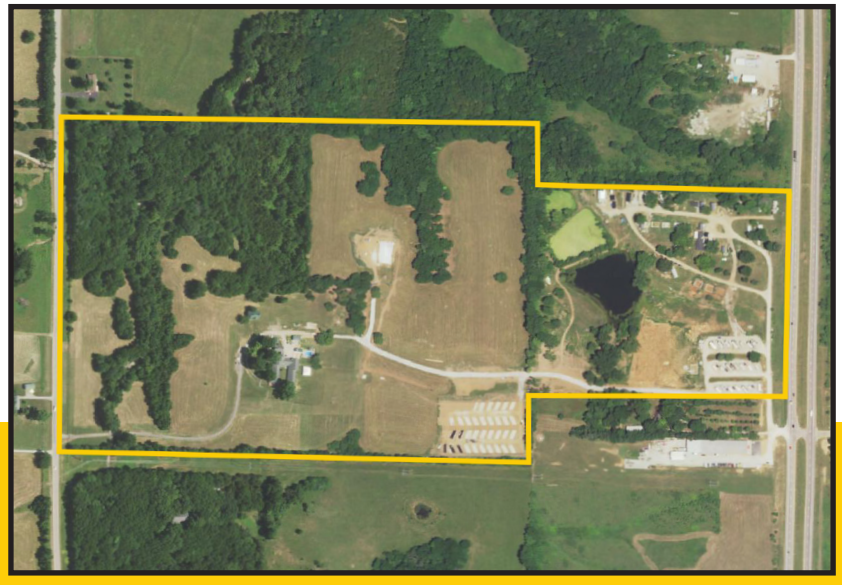
Information

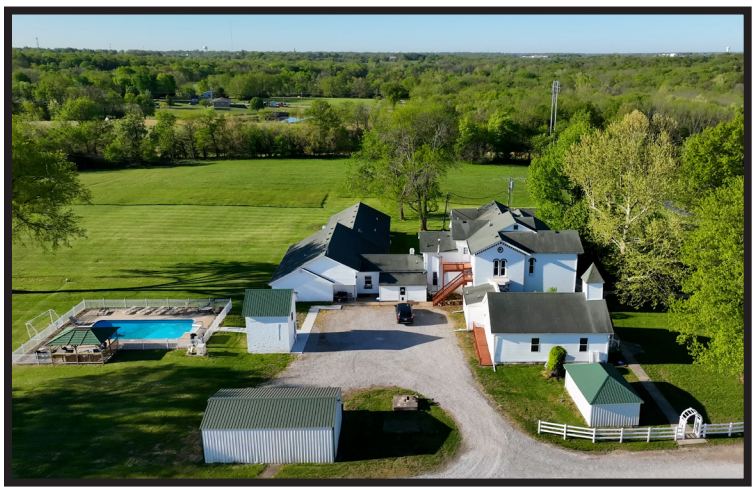
This is an investor's dream! Nestled in between Sedalia and Marshall city limits, this Pettis County property with multiple revenue sources is sure to set any investor up for success. The property is 102+/- acres, and consists of a historic bed and breakfast, an event venue, 8 cabins, and 2 separate RV sites with 55 hookups. The bed and breakfast have been totally renovated to include 13,000 square feet, and 12 suites, all fully furnished with their own en-suite bathroom. The event venue is brand new construction and even has a few parts that you could put your finishing touches on! An 8,000 square foot wide-open space for dances, weddings, and the like. Your guests will be able to fulfill their entertainment and party needs with bathrooms and a full kitchen and bar that overlook the dance floor! The upstairs loft area is complete with separate bride and groom suites, perfect for the wedding party. The property also offers enough square footage that you could add more to your business as time went on. Naming rights are part of this purchase as well. The business(es) and Name go together. You will not want to miss this opportunity to become a business owner or grow your portfolio!



Legal

8A S SI SW NE & 5.57A SE COR NW E OF RD & 26.43A ALL NE SW E OF RD & NW SE 21 46 21 & N 30A NE SE (EX 4.27A FOR HWY) HAPPY ACRES TRAILER CT 21 46 21 Pettis County, MO, containing 102+/- acres.

Location

22527 US-65 Sedalia, MO 65301
From US 50/65, head north on US 65 for approximately 4 miles, the property will be on your left.

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