

40+/- AC Mill Spring Property For Sale  
First Street  
Mill Spring, MO 63852

**\$6,000,000**  
40± Acres  
Wayne County



**40+/- AC Mill Spring Property For Sale**  
**Mill Spring, MO / Wayne County**

---

**SUMMARY**

**Address**

First Street

**City, State Zip**

Mill Spring, MO 63852

**County**

Wayne County

**Type**

Farms, Recreational Land, Business Opportunity

**Latitude / Longitude**

37.065305 / -90.679224

**Acreage**

40

**Price**

\$6,000,000



## 40+/- AC Mill Spring Property For Sale Mill Spring, MO / Wayne County

---

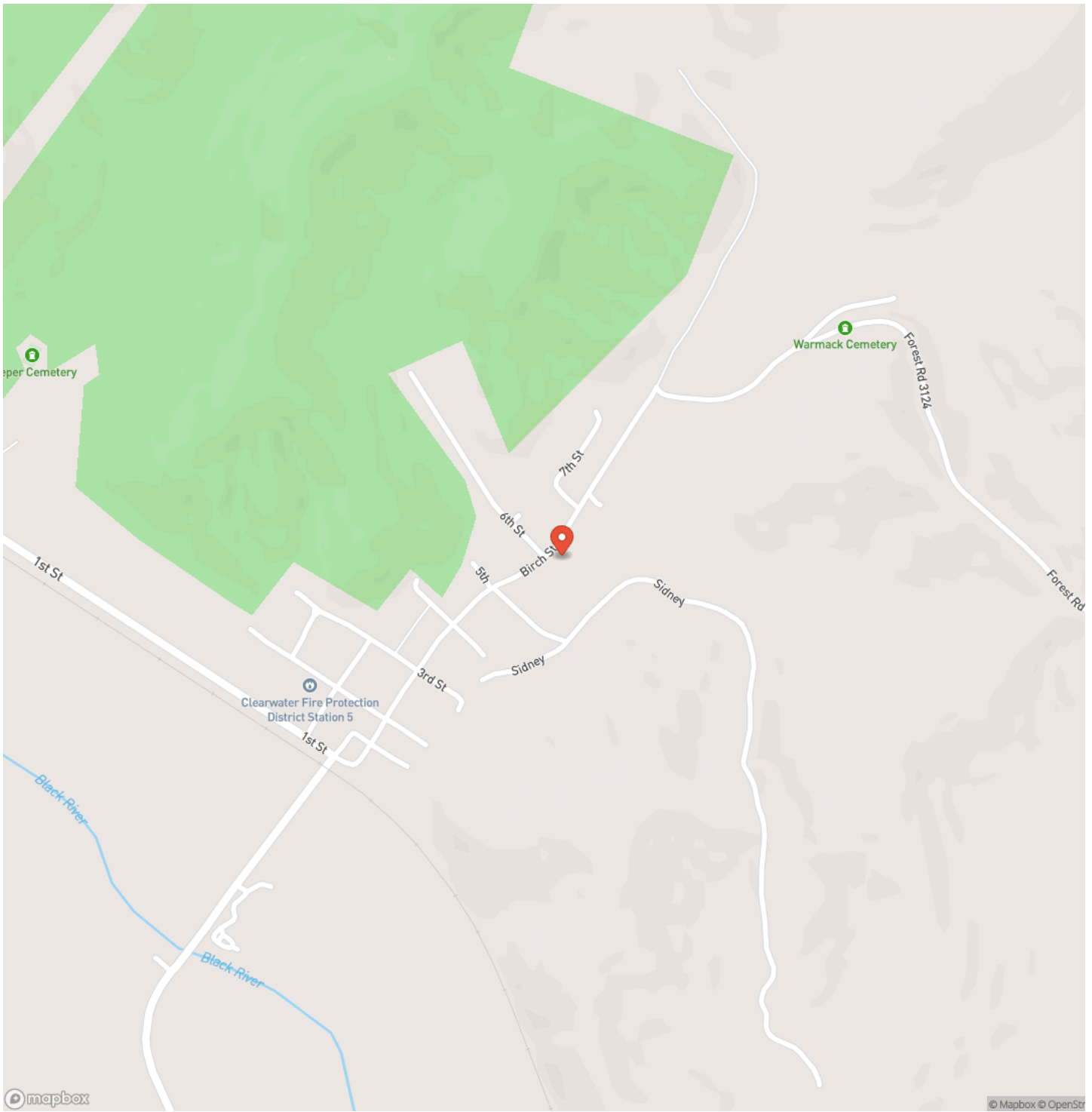
### **PROPERTY DESCRIPTION**

This one-of-a-kind 40± acre property offers a rare combination of natural resources and commercial opportunity. At the heart of the property is a large, EPA-verified spring, providing a dependable, high-quality water source that currently supplies a fully functional ice plant's unique and valuable feature with immediate income potential. The established water source not only supports current operations but also creates a strong foundation for future commercial expansion, making this property ideal for entrepreneurs, investors, or those looking to scale an existing business. With nearly half a mile of railroad frontage, the property offers excellent access and logistical advantages, opening the door for distribution, industrial use, or further development. In addition to its commercial strengths, the land features multiple build sites positioned to capture beautiful, long-range views, offering the perfect setting for a residence, lodge, or weekend retreat alongside your business venture. Properties combining proven water resources, existing infrastructure, and expansion potential are extremely rare. Whether you're looking to grow a business, invest in a unique asset, or create a multi-use property, this tract delivers.

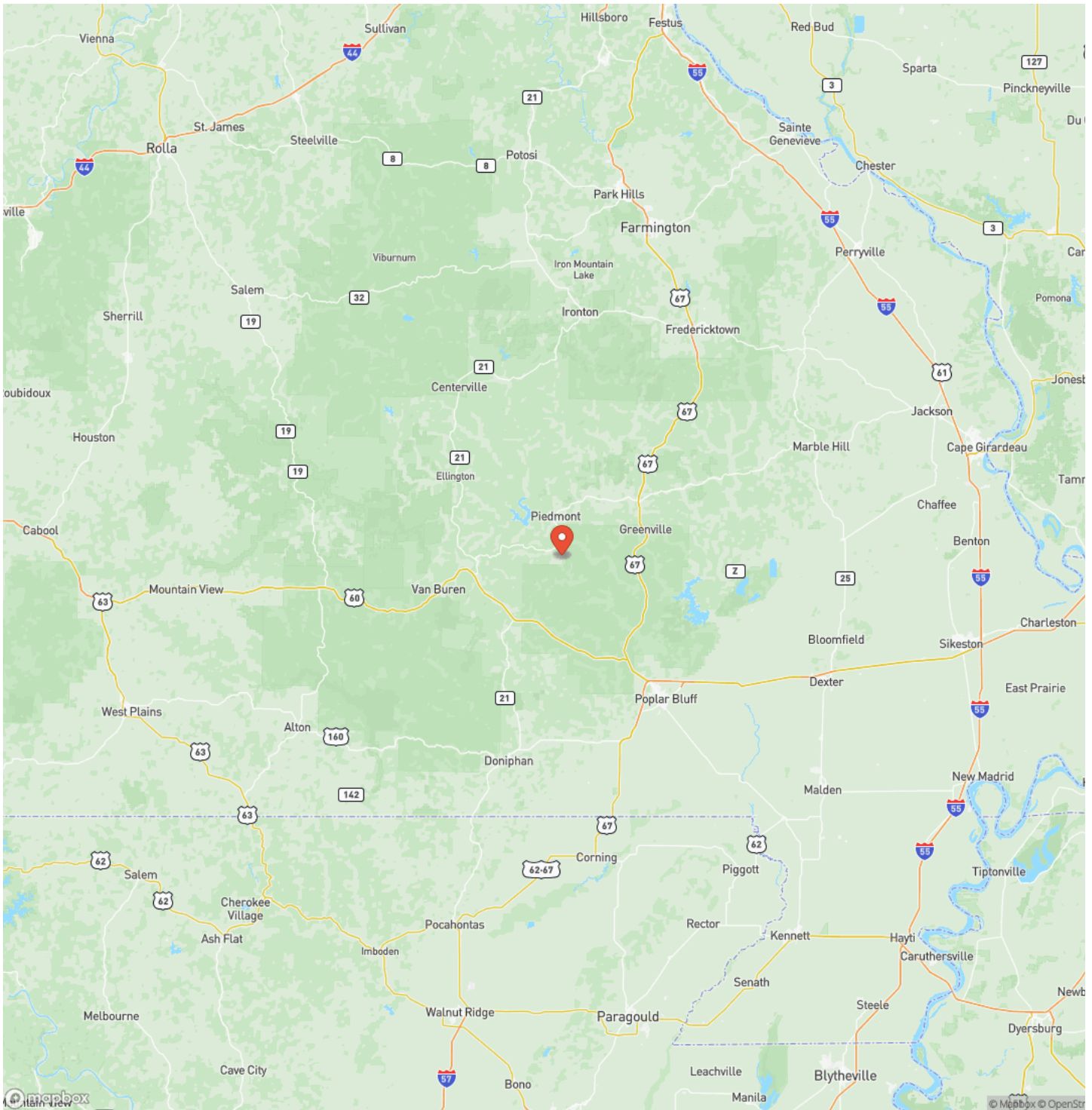
40+/- AC Mill Spring Property For Sale  
Mill Spring, MO / Wayne County



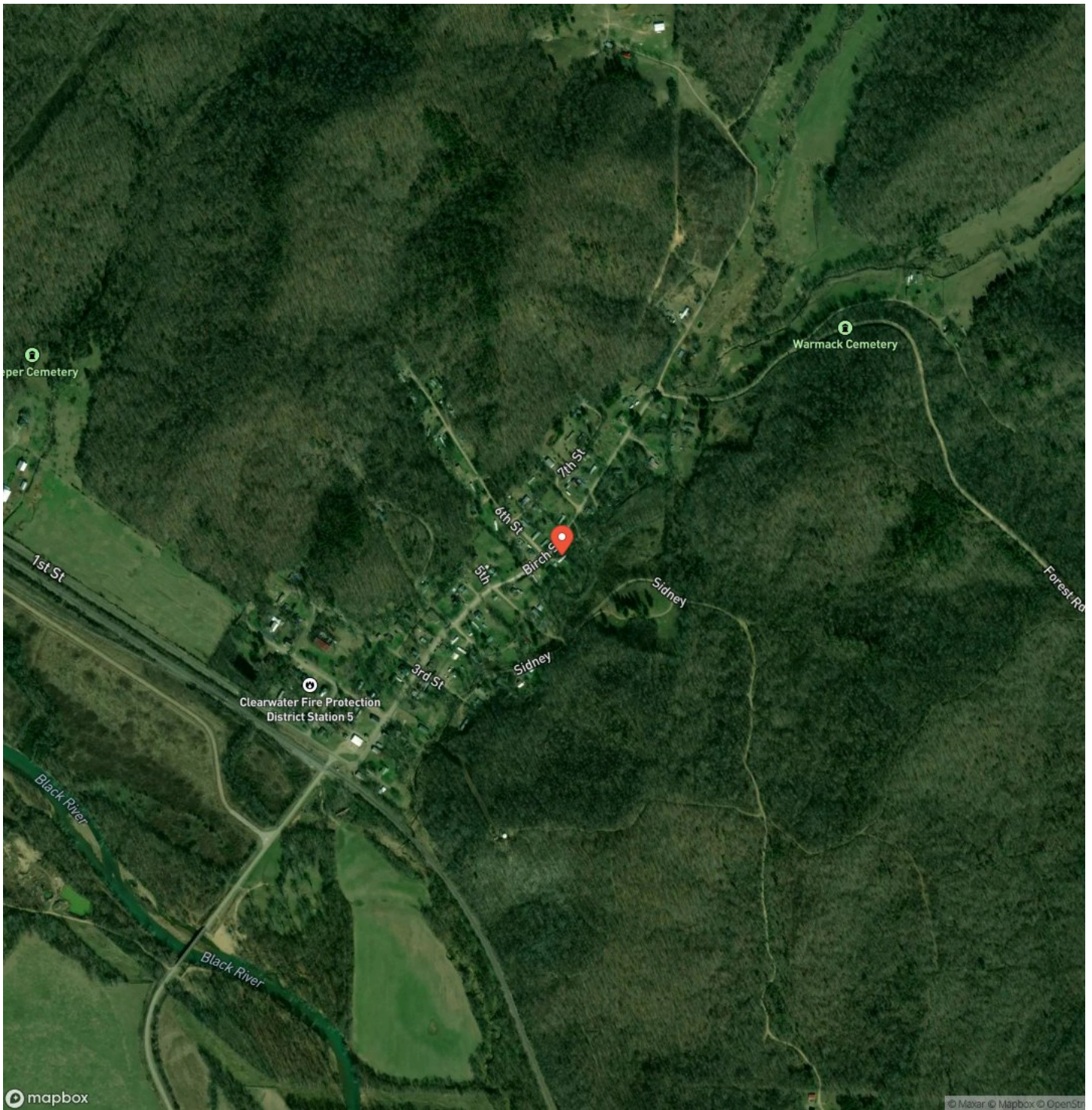
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

---

**Mossy Oak Properties Mozark Realty**  
947 N. Westwood Blvd.  
Poplar Bluff, MO 63901  
(573) 712-2252  
<https://mossyoakproperties.com/>

---