

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

Property Website

<https://www.mossoakproperties.com/property/40-ac-mill-spring-property-for-sale-wayne-missouri/102380/>



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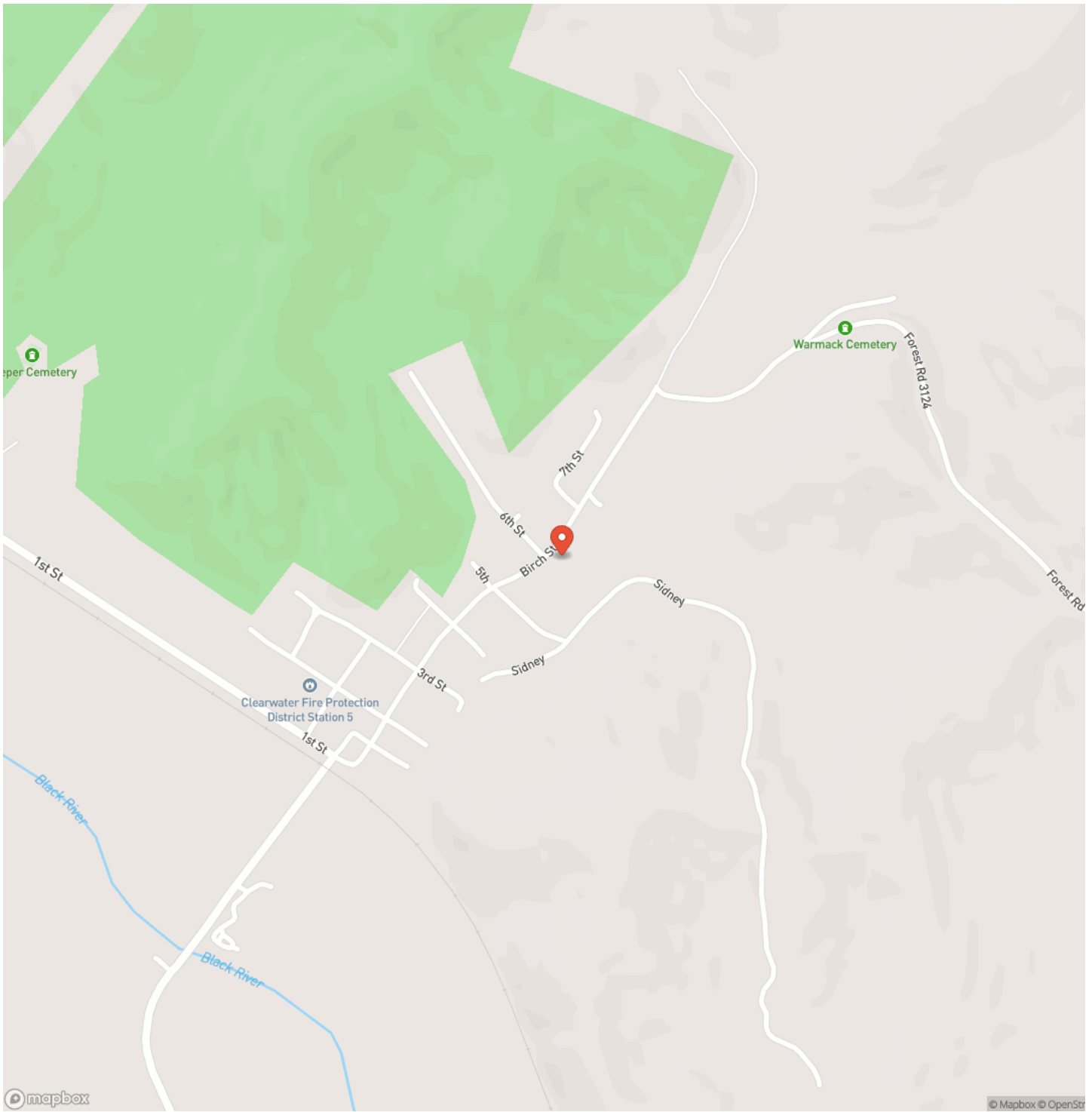
PROPERTY DESCRIPTION

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.

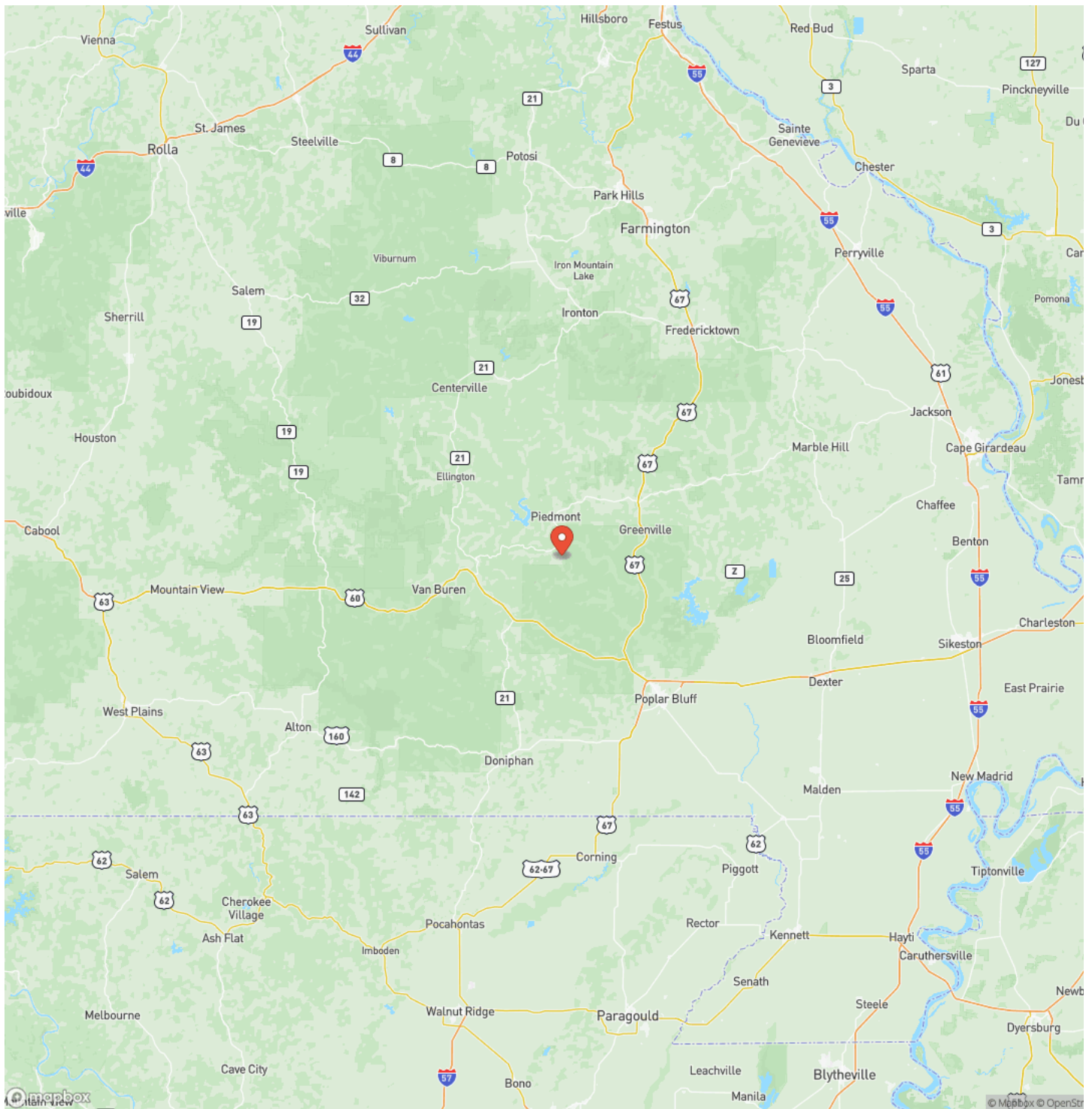
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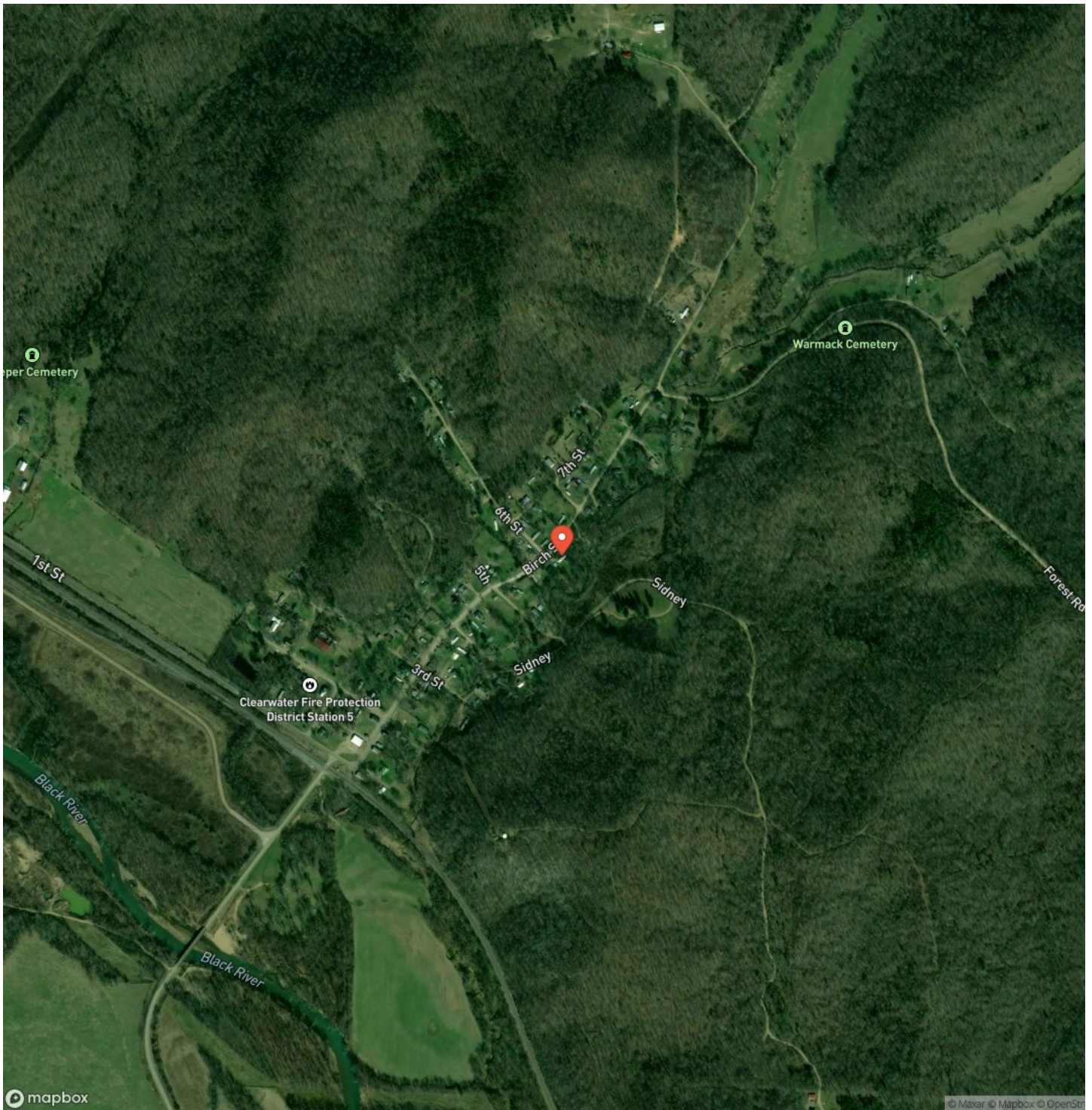
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.

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