

Rare Natural Spring - 40±AC of Unlimited Potential in
Mill Spring, MO
1 First Street
Mill Spring, MO 63952

\$900,000
37.56± Acres
Wayne County

REINVESTMENT OPPORTUNITY

FOR SALE

business/investment opportunity. Potential
water bottling and ice manufacturing facility
with a private spring. 36+/- ac.



Rare Natural Spring - 40±AC of Unlimited Potential in Mill Spring, MO
Mill Spring, MO / Wayne County

SUMMARY

Address

1 First Street

City, State Zip

Mill Spring, MO 63952

County

Wayne County

Type

Business Opportunity

Latitude / Longitude

37.061745 / -90.68365

Dwelling Square Feet

3,000

Acreage

37.56

Price

\$900,000

Property Website

www.mossyoakproperties.com



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Mill Spring, MO / Wayne County

PROPERTY DESCRIPTION

RARE NATURAL SPRING PROPERTY ! 40+ ACRES OF UNLIMITED POTENTIAL IN MILL SPRING, MISSOURI

A Unique Investment Opportunity Combining Natural Resources, Manufacturing Infrastructure, and Room to Grow!

Discover an exceptional opportunity in Mill Spring, Missouri! Spanning over 40 acres, this remarkable property features a natural spring, an existing water and ice manufacturing facility, a warehouse, and a storage building. Whether you're an entrepreneur, investor, manufacturer, or someone looking to build a dream property, this versatile offering provides a foundation for countless possibilities.

A Natural Spring with Commercial Potential

At the heart of the property is a natural spring with tested water reporting a pH of 7.0, indicating neutral pH. Water testing and a complete property survey have been completed, providing valuable groundwork for exploring the property's commercial and development opportunities.

With water being an essential resource, this property presents an exciting opportunity to expand production, develop new products, or establish a business built around water-related manufacturing and distribution.

Existing Water & Ice Manufacturing Facility

The property includes a water and ice manufacturing facility, offering a potential starting point for an owner looking to launch, expand, or scale a production business. Imagine producing bottled water, manufacturing ice, serving regional distributors, or developing a larger commercial operation.

The possibilities don't stop there. Buyers may also explore opportunities to manufacture diesel exhaust fluid (DEF) or liquid de-icing products, subject to equipment requirements, facility suitability, and applicable permits and regulations. For the right buyer, these additional product lines could create opportunities to diversify operations and pursue new markets.

Warehouse, Storage & Room to Expand

A warehouse and additional storage building provide valuable space for inventory, supplies, equipment, packaging, and distribution. With more than 40 acres, there's room to explore future expansion, additional buildings, or other compatible commercial uses, subject to zoning and approvals.

Build Your Dream Home or Develop Multiple Homes

Beyond its business potential, this property offers an opportunity to create something truly personal. The expansive grounds may accommodate a custom dream home, a private country estate, or multiple homes, subject to local development requirements. Enjoy the flexibility of substantial acreage while exploring residential, recreational, and investment possibilities.

One Property. Countless Possibilities.

Whether you envision expanding a manufacturing operation, launching a new business, developing additional product lines, or creating your own private retreat, this property offers a rare combination of natural resources, existing infrastructure, and room to grow.

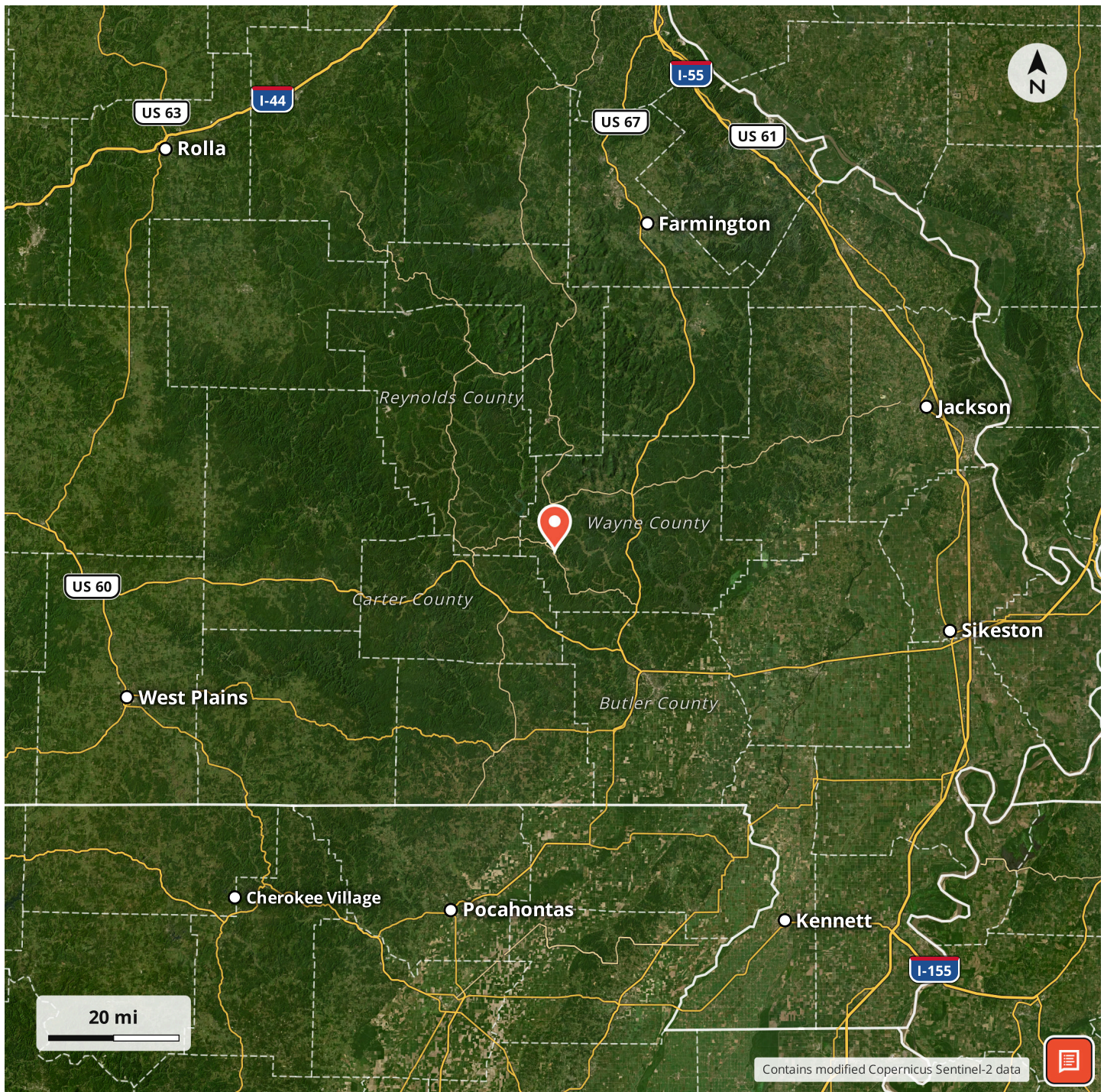
With a natural spring, water and ice production facilities, warehouse and storage buildings, completed water testing, and a property survey, this is an opportunity worth exploring.

Bring your vision and unlock the potential of this unique 40+ acre property in Mill Spring, Missouri. The foundation is here. The possibilities are yours to pursue!

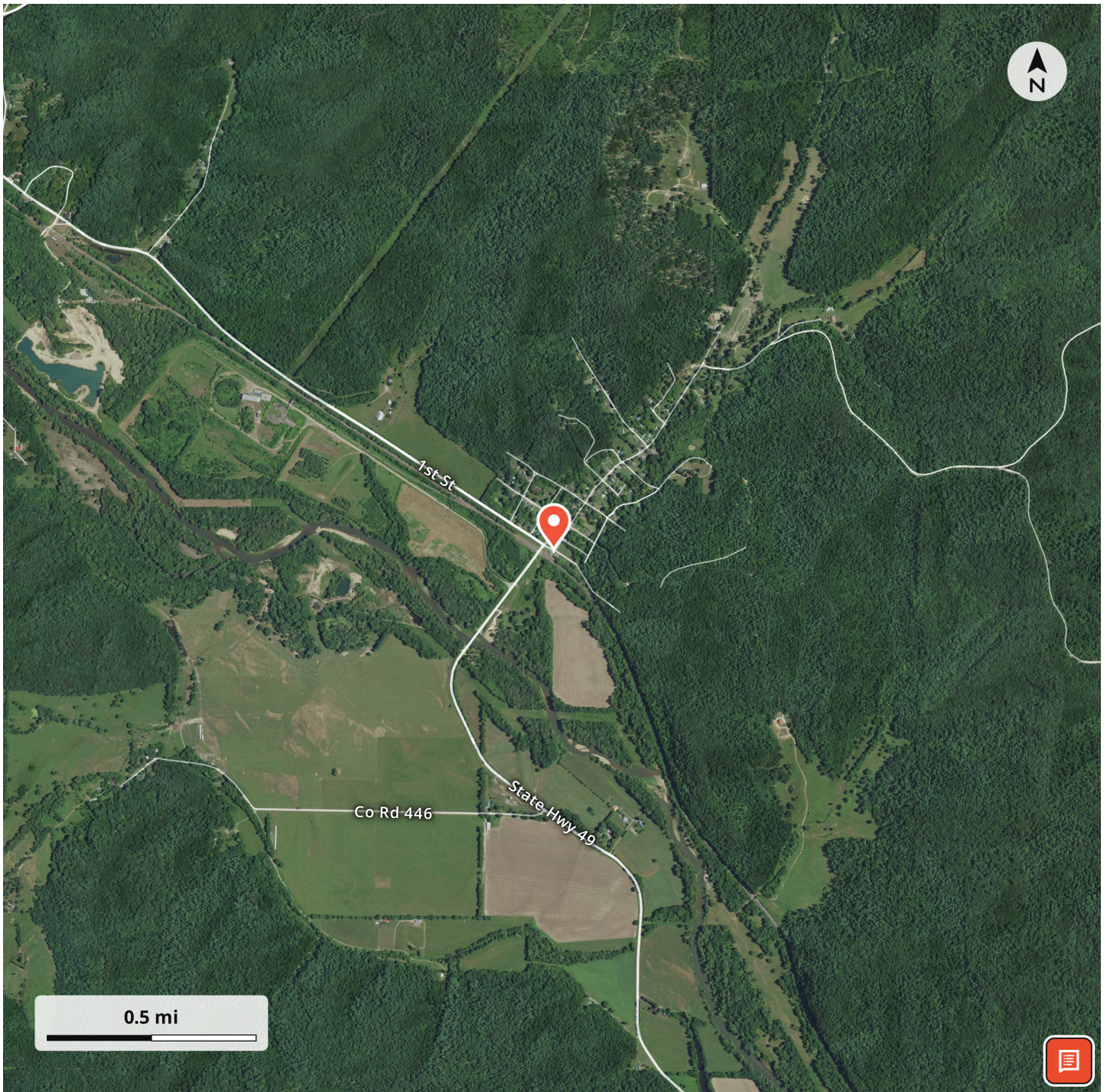
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Mill Spring, MO / Wayne County



Regional Map



Locator Map



Aerial Map



Rare Natural Spring - 40±AC of Unlimited Potential in Mill Spring, MO

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

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.

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