



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Exceptional Commercial Opportunity with Living Quarters on 15 Acres for Sale—Camden County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



**PROPERTY ADDRESS:**  
1975 State Rd NN  
Climax Springs, MO 65324

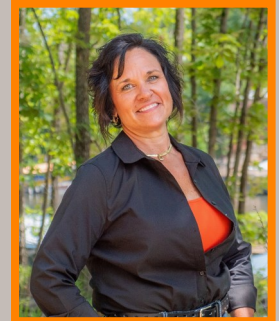
**PRICE:** \$549,000  
**ACRES:** 15±  
**COUNTY:** Camden

## PROPERTY HIGHLIGHTS:

- Gentle wooded terrain with a trail through the property.
- Perfect for showcasing equipment, vehicles, or a car collection.
- Endless commercial possibilities, including possible dispensary business

## LIVING QUARTERS FEATURES:

- 3 bedrooms, 2 bathrooms.
- Custom Amish made hickory cabinets in kitchen and bathrooms.
- Stunning live-edge cedar countertops.
- Unique kitchen and bath fixtures.
- Central heating and air for year-round comfort.



## PRESENTED BY:

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## SHOP FEATURES:

- Sprawling 9,000-square-foot heated and cooled shop.
- 3-phase electric throughout the shop.
- 7 oversized garage doors—sized to accommodate semi-trucks and heavy equipment.
- 18-foot sidewalls with spray foam insulation for energy efficiency.
- Concrete floors throughout.
- Exhaust fan system for ventilation.
- Loft storage for additional capacity.
- Dedicated kitchen area and bathroom in the shop.
- AT&T dedicated fiber internet available.
- Comprehensive security system with alarms and cameras.

## PROPERTY DESCRIPTION:

Explore the unparalleled potential with this one-of-a-kind property, ideal for both residential and commercial ventures. Nestled on 15 acres of gentle, wooded terrain with abundant wildlife and a scenic wet-weather creek, this property offers unmatched versatility, comfort, and opportunity. The 3-bedroom, 2-bath living quarters feature custom hickory cabinets, stunning live-edge cedar countertops, unique kitchen and bath fixtures, and central heating and air for year-round comfort. Complementing the living space is a massive 9,000 sq. ft. heated and cooled shop, equipped with 3-phase electric, 7 oversized garage doors accommodating semi-trucks and heavy equipment, 18-ft sidewalls, spray foam insulation, concrete floors, an exhaust fan system, loft storage, a dedicated kitchen, and a bathroom. The shop is also ready for high-speed operations with AT&T fiber internet availability and a comprehensive security system with alarms and cameras.

The property's gentle terrain includes trails and a wet-weather creek, making it perfect for showcasing equipment, vehicles, or even a car collection. The possibilities for this versatile space are endless—whether it's a dispensary, manufacturing facility, dock building, landscaping, large equipment mechanics, or any other business venture. Designed to accommodate your ambitions, this property combines exceptional infrastructure with comfortable living quarters.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals





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