



3.87 Acres With Great Building For Your Business or Storage Needs For Sale—Morgan County

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

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PROPERTY ADDRESS:

14639 Old Marvin Road
Versailles, MO 65084

PRICE: \$465,000

ACRES: 3.87

COUNTY: Morgan

PROPERTY HIGHLIGHTS:

- 60x100 Harlan Steel Building
- 3.87 surveyed acres
- Well
- Septic
- 400 amp 3-phase electric
- High-Speed Internet
- Gated entrance
- Level ground
- Pond
- Close to town
- Minutes from Lake of The Ozarks
- Versailles Schools
- Additional Estate & 40+/- acres available
- Current month-to-month lease tenant in place

PROPERTY DESCRIPTION:

If you're looking for a place to operate your business, an investment opportunity, or a large building for storing all of your toys and equipment, this one is for you! Located outside city limits with no zoning restrictions, this versatile space offers endless possibilities. Whether you're expanding your business, seeking a high-quality workshop, or envisioning a live-work setup, this 60x100 Harlan Steel Building is designed to meet your needs while standing the test of time.

Constructed with a red iron framework, metal siding, and a durable metal roof, this structure ensures low maintenance, allowing you to focus on your work rather than constant upkeep. The expansive interior provides a great canvas, ready to be transformed into whatever you need; whether it's a thriving business headquarters, a spacious hobby shop, or secure storage for equipment and inventory.



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For those requiring substantial power, the building is equipped with 400 AMP three-phase electrical service, making it well-suited for heavy machinery, industrial operations, or any business that demands reliable, high-capacity electricity. The five 14-foot overhead doors with openers provide easy access, accommodating large vehicles, equipment, or multiple entry points for various workspaces.

Beyond the building itself, this property sits on 3.87 surveyed acres, offering ample space for expansion, an additional home build, a little recreation, or even a self-sufficient lifestyle. With two half baths already in place, the potential to convert part of the space into a functional shouse makes this an even more attractive investment.

Conveniently located for an easy commute while still offering privacy and room to grow, this property is truly a rare find. Whether you're an entrepreneur, craftsman, or someone looking for a unique place to blend work and living, this opportunity is one you won't want to miss.



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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