

Agri Enterprises Farm Equipment, INC

This unique and special commercial property is located on 25 acres, m/l, on US Highway 63, a busy north/south corridor which runs from the Arkansas/Missouri border all the way through Missouri to the Missouri/Iowa border. This heavy traffic area, 1 ½ miles from the junction with MO 32, provides excellent visibility and is heavily trafficked by farmers, ranchers, and other landowners.

Agri Enterprises was formed in 1993 and has been in operation for over 30 years with little to no competition. It has an excellent reputation among the locals and an established customer base. It is profitable, making it an excellent investment for anyone wanting to enter the agricultural arena. Included in the sale is an estimated \$500,000 or more in inventory. Seller will help new owner with consulting in order to ease the transition.

Agri Enterprises offers many products and services not offered anywhere else in the area.

- They have a hose machine for making custom-size hoses up to 1 1/2"
- They offer an OTR truck emergency break-down repairman who will travel to do repairs
- They offer sales of small Honda motors for the Amish community to run equipment
- They offer main lines for logging equipment
- They carry heavy cables
- They carry generators
- They have bulk fertilizer storage and dispensing equipment and bulk seed dispensing

Besides the sales of tractors, lawn mowers, string edgers, implements, parts and more, there are unlimited possibilities for a buyer to profit from and a sizeable amount of unused land behind the business.

- Home on property could be leased
- RV park could be built behind business on the vacant land (very popular business here)
- Quads and side-by-sides could be added
- Used Skid-steers and track loaders could be offered
- Wrecker/Roll-back vehicle could be an additional service offered
- Large drones could be offered for spraying liquid fertilizer (up to 200 - 300 lbs)
- High-end log splitters could be offered
- In-shop semi-truck repair could be offered (fantastic winter business)

This is an already profitable business with unlimited income potential in an ideal location offered for a very modest price. Bring your offer today, this property will not last!

Contact Aria Fowler, Real Estate Agent
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