

SALE

+/- 33.61 Acres

WEST FARM ROAD 140

Springfield, MO 65802

PRESENTED BY:

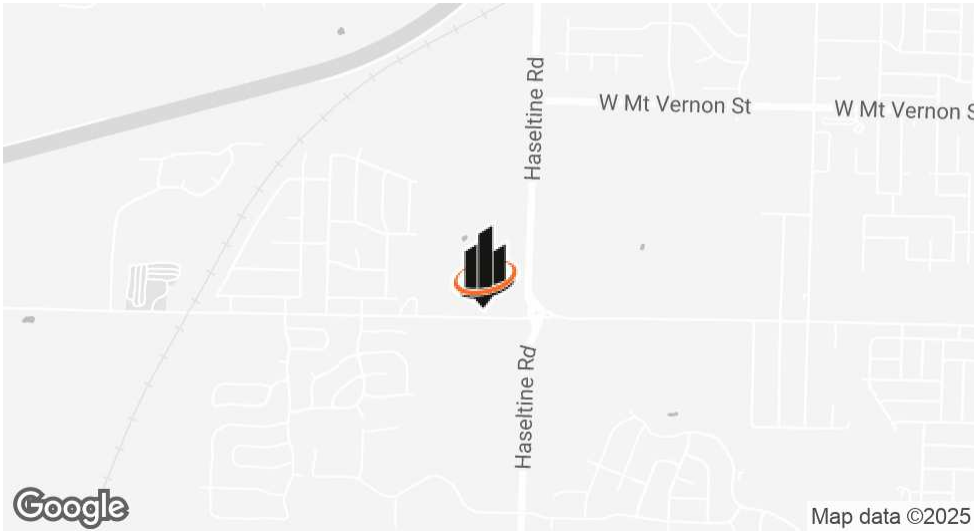
JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,175,000
LOT SIZE:	33.61 Acres
PRICE PER ACRE:	\$34,959.83
CURRENT ZONING:	Agriculture (A-1)
CROSS STREETS:	State Hwy MM and Farm Road 140

PROPERTY DESCRIPTION

Thank you for viewing this 33.6-acre tract now available for sale near the intersection of Highway MM and I-44. This property features over 1,350 feet of frontage on I-44 with access from farm road 140 directly from State Highway MM. Please contact the listing broker for additional information. Thank you!

LOCATION DESCRIPTION

Located near the intersection of Highway MM and I-44 in Springfield, Missouri. Neighboring businesses include Murphy Tractor, Everything Kitchens, Watson Metal Masters, Convoy of Hope, Heart of America Beverage, Storage Zone, Herrman Lumber, Lamar Advertising, The Roost, Farr Bettler Plumbing, Amazon, Red Monkey Foods, Lews, McLane, Eagle Stop, and more.

JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

ADDITIONAL PHOTOS



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

WEST FARM ROAD 140 | Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 3

ADDITIONAL PHOTOS



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

ADDITIONAL PHOTOS



JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

WEST FARM ROAD 140 | Springfield, MO 65802

SVN | RANKIN COMPANY, LLC

ADDITIONAL PHOTOS



JACK RANKIN

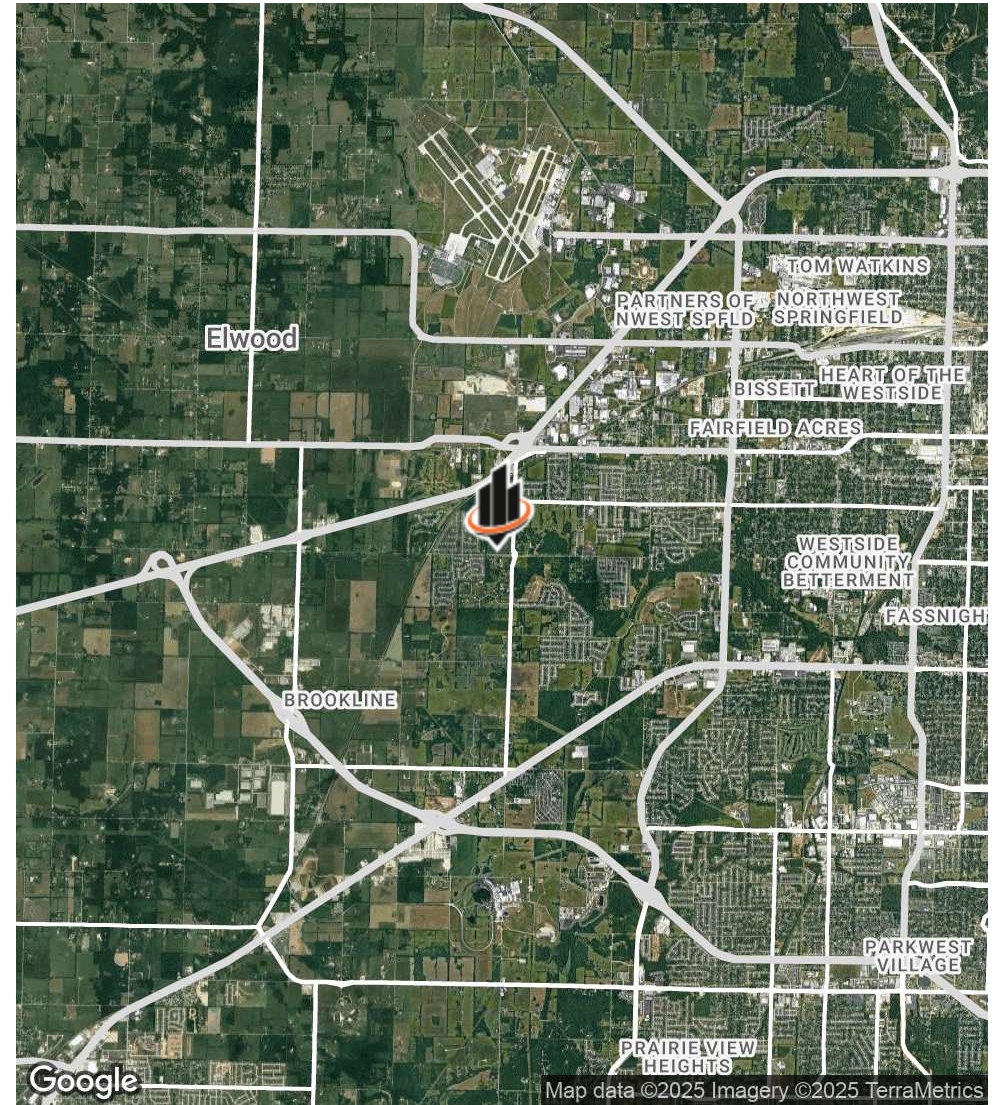
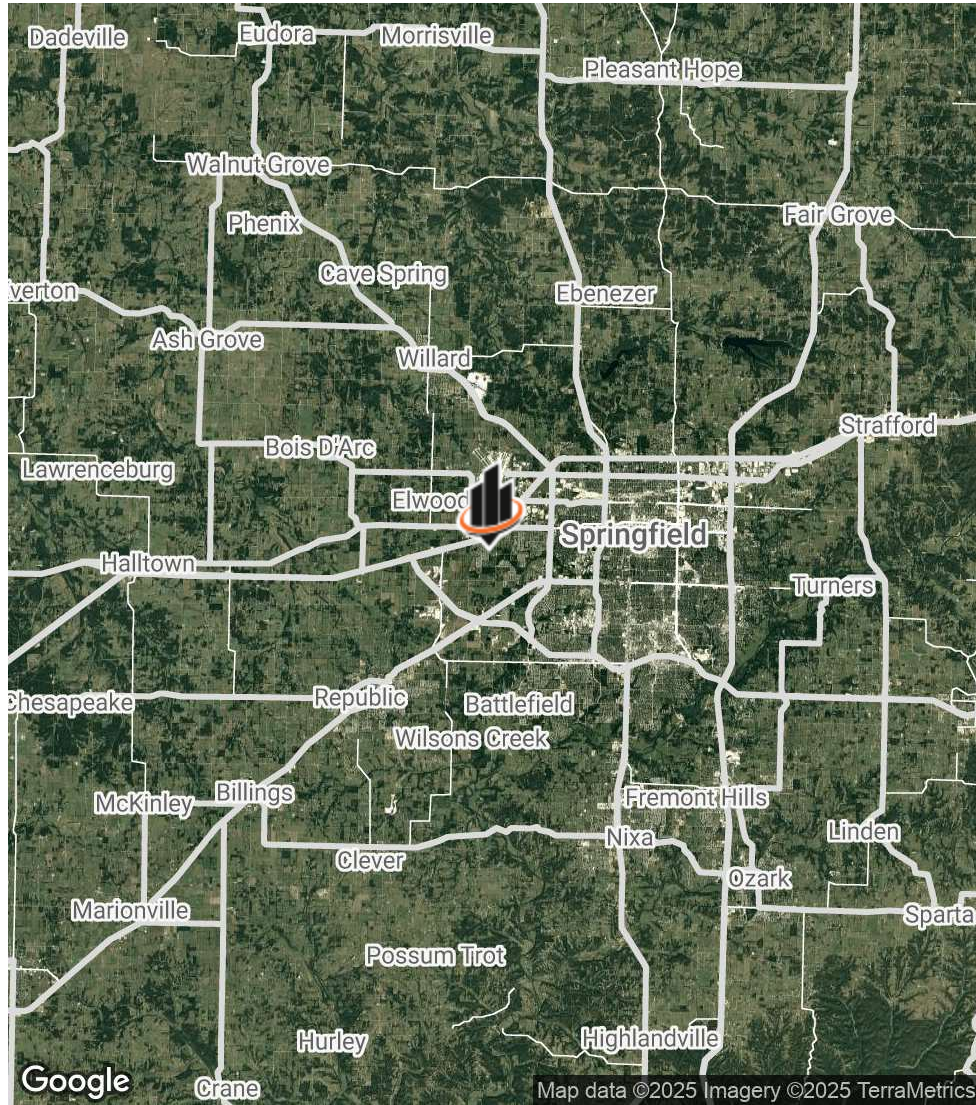
O: 417.860.9951

jack.rankin@svn.com

WEST FARM ROAD 140 | Springfield, MO 65802

SVN | RANKIN COMPANY, LLC

LOCATION MAP



JACK RANKIN

O: 417.860.9951

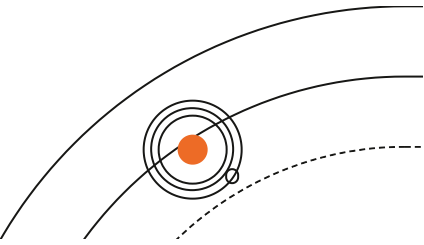
jack.rankin@svn.com

RETAILER MAP



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

WEST FARM ROAD 140 | Springfield, MO 65802



The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

Visit svn.com to find out more.

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2025 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are
independently owned and operated



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

WEST FARM ROAD 140 | Springfield, MO 65802

SVN | RANKIN COMPANY, LLC 9

ADVISOR BIO 1



JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: 417.860.9951 | Cell: 417.860.9951

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain is Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

- Springfield Chamber of Commerce
- Springfield Board of Realtors

SVN | Rankin Company, LLC
2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
417.887.8826

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com