



# MISSOURI Land & Farm

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**Home and 16 Acres Versatile Land  
27022 Index Dr Brookfield MO**

Linn

**\$595,000**



## CONTACT:



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Broker

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## Versatile Residential & Agricultural Opportunity on 16± Acres – Brookfield, MO

Rare opportunity to purchase a unique live/work agricultural property located just 2 miles outside Brookfield city limits with blacktop frontage and convenient access to town amenities, fishing ponds, and the local country club and golf course.

The property consists of approximately 16 acres and is currently improved with a remodeled modular home on 5 acres with a detached 2-car garage, along with an additional 10.68-acre parcel featuring a former commercial greenhouse operation.

The greenhouse parcel includes 14 hoop-style greenhouses, each approximately 30' x 150' (4,500 sq ft per house), offering over 63,000 sq ft of covered growing space. Each greenhouse is equipped with individual electric hookups and water hydrants, with established access lanes and spacing designed for commercial-scale operations. Structures feature steel framing with concrete post corner footings; some poly coverings may benefit from replacement, allowing the next owner to customize improvements to their intended use.

This property offers significant infrastructure already in place—ideal for market gardening, flower production, nursery operations, hydroponics, specialty agriculture, Agri-tourism, or alternative commercial/agricultural uses, RV/Camper placement rental for income. The location outside city limits provides flexibility while remaining close to town.

The residential portion is thoughtfully separated from the greenhouse area, offering privacy and a true live-on-site, operate-on-site setup, or the opportunity to lease or sell portions independently.

Seller will consider dividing the property; however, the 10.68-acre greenhouse parcel must sell first.

Whether you are an operator seeking to restart a greenhouse business, an investor looking for infrastructure-rich acreage, or a buyer seeking a rural home with income-producing potential, this property offers exceptional versatility and long-term value.

Call or message Tammy Amer to schedule a showing 660-734-2029

Taxes: 1500