

# Sheldon Goodrich Funeral Home

0.81 Acres | St. Clair County, MO | \$1,600,000



HAYDEN  OUTDOORS.





## Activities & Amenities

Income Producing

### Land Details

Address: 520 Market Street,  
Osceola, Missouri 64776, USA

Closest Town: Osceola

Total Acres: 0.81

Deeded Acres: 0.00

Leased Acres: 0.00

Include Business?: Yes

Estimated Taxes: \$4,538.84 - 2024

Source of lot size: Assessor/Tax Data

### Building Details

Homes: 1

Style of Home(s): Apartment

Bedrooms: 3

Full Bathrooms: 3

Half Bathrooms: 1

Basement: None

Parking Types: Detached Garage  
& Attached Garage

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air





### Property Summary

Rare opportunity to own a well-established funeral home in rural Missouri with minimal local competition, strong traditional service demand, and significant prepaid inventory.





## Land

Lot(s) with funeral home and garage total .38 acres. Lot(s) for overflow parking and monument display total .43 acres

## General Operations

### Profitable Funeral Home for Sale – Rural Missouri

Rare opportunity to own a well-established funeral home in rural Missouri with **minimal local competition, strong traditional service demand, and significant prepaid inventory.**

Founded in 1920, this family-owned operation serves a loyal multi-county client base and boasts a **low cremation rate**, preserving high-margin traditional services. The facility is in excellent condition, with a welcoming chapel, arrangement office, preparation room, and ample parking. Real estate, business, equipment, and vehicles are all included in the sale. Included with the funeral home is a spacious 3-bedroom, 1.5-bath apartment—ideal for on-site living, staff housing, or additional rental income.

This well-established business has a strong track record of consistent revenue and dependable financial performance, backed by a loyal client base and efficient operations. It offers a turnkey opportunity for new ownership to step into a stable, reputable enterprise with clear avenues for growth in the evolving funeral service industry. With the current owner preparing for retirement, buyers can expect a seamless transition and full support during the handover.

### Key Highlights:

- Long-standing reputation in the community
- Low cremation rate, high burial preference
- \$1.1 million, prepaid funeral inventory provides ongoing revenue security
- Excellent growth potential with room to expand services
- Ideal for owner-operator or expansion for regional firm
- Averages 130 funerals per year

Also included in the sale is a retail monument business, generating an average annual revenue of approximately \$35,000, providing an additional stream of income and value to the overall operation.

### Business includes:

- 2009 Cadillac funeral coach
- 2008 Town & Country van
- 2017 Chrysler Pacifica van
- 2014 Town & Country van

Prospective buyers must provide proof of funds or a lender pre-approval letter prior to receiving financials or scheduling a showing.

Potential for owner financing with substantial down payment

**Confidential sale – financials available to qualified buyers with NDA. Contact Brian Kennon today to learn more about this turnkey opportunity.**

## Location

Located just a block south of the town square.

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# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



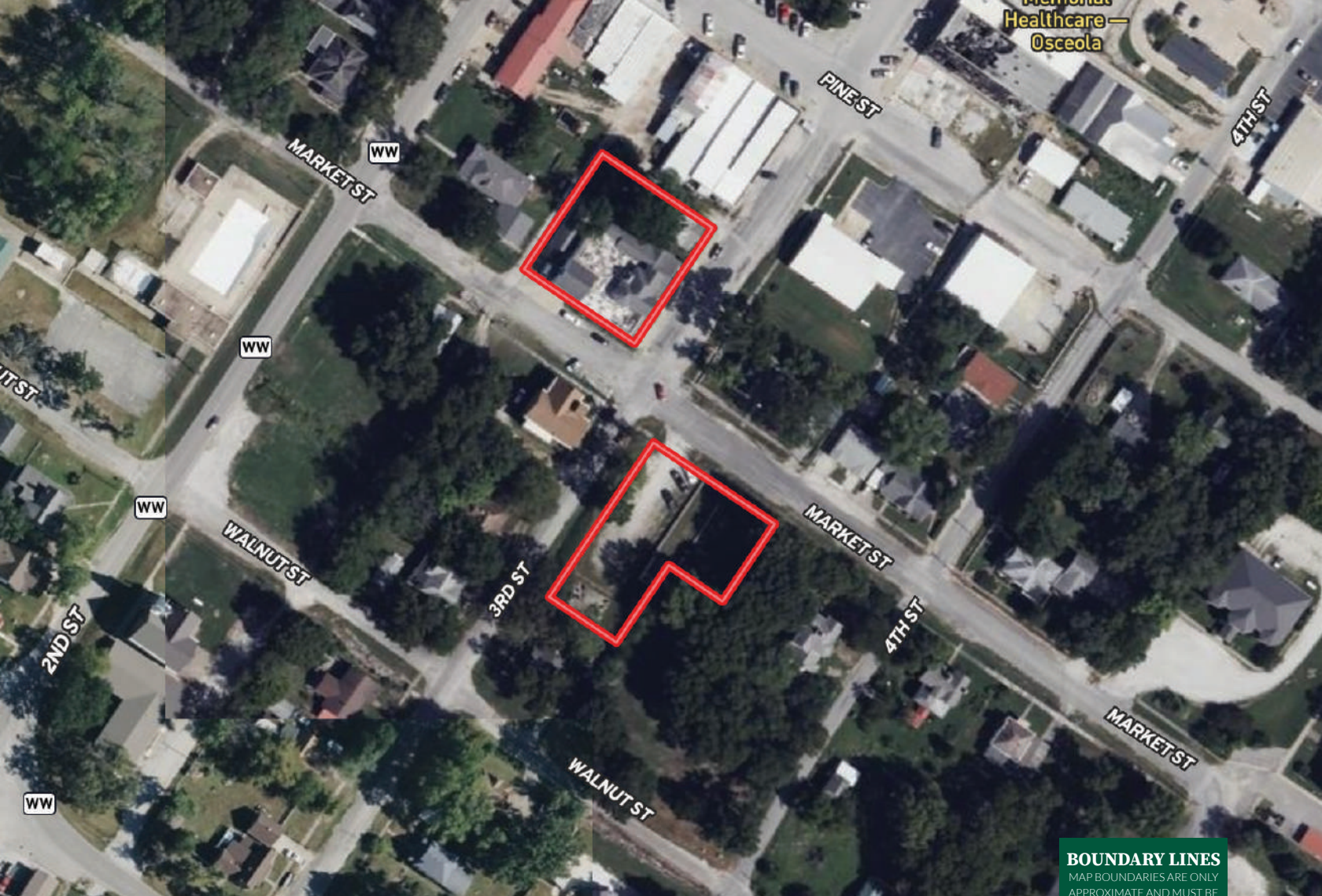
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials



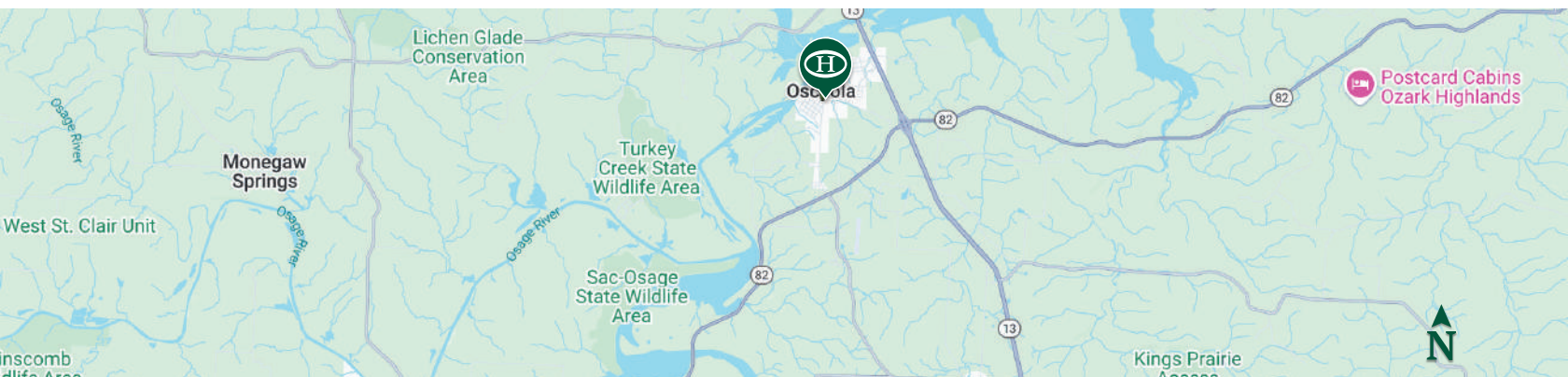




 Boundary

**BOUNDARY LINES**

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Brian Kennon

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