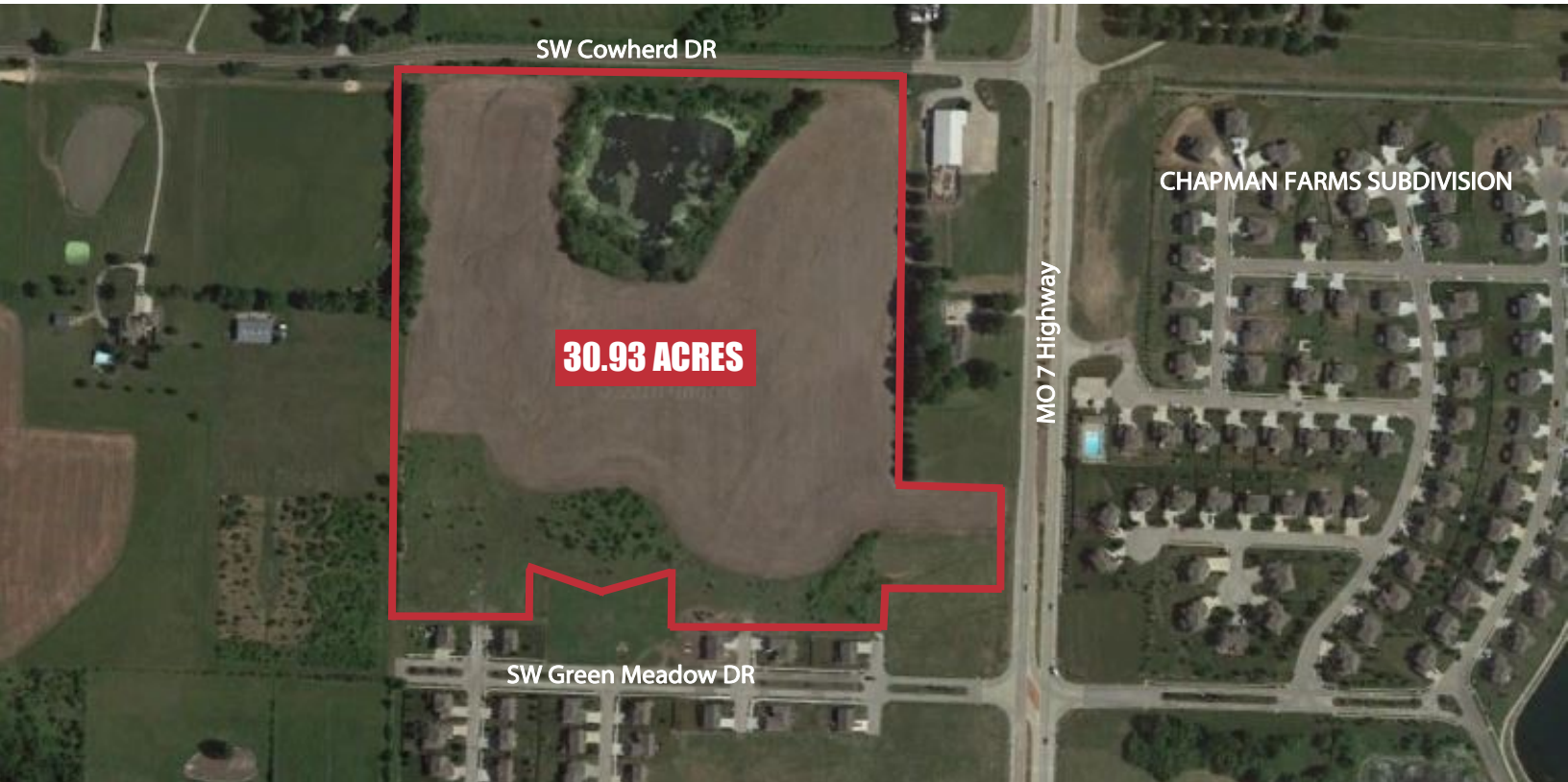


PRIME DEVELOPMENT GROUND

SW COWHERD RD & 7 HWY, BLUE SPRINGS, MO 64064



HIGHLIGHTS

- Prime development ground
- 30.93 Acres
- Next to an existing subdivision
- Priced at only \$16,000 per acre
- Sewer and water to site
- This is a neighborhood improvement district
- Major road improvements completed
- This is prime property ready to go

FOR SALE

\$494,880

PRIME DEVELOPMENT GROUND

- Located in Blue Springs, Missouri in the fast growing Chapman Farms area
- Owned by the Land Bank of Blue Springs
- Property being sold below market value for a quick sale
- Some of the property fronts on 7 Highway with commercial or mixed use potential
- Subject to the N.I.D. program but no past N.I.D. fees will apply

Lance Dillenschneider

Senior Broker Associate

Office: 816-554-5016

Mobile: 816-591-0570

Email: lance@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is Your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future Performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SEWER & WATER TO SITE

SW COWHERD RD & 7 HWY, BLUE SPRINGS, MO 64064



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LEGAL DESCRIPTION & AERIAL

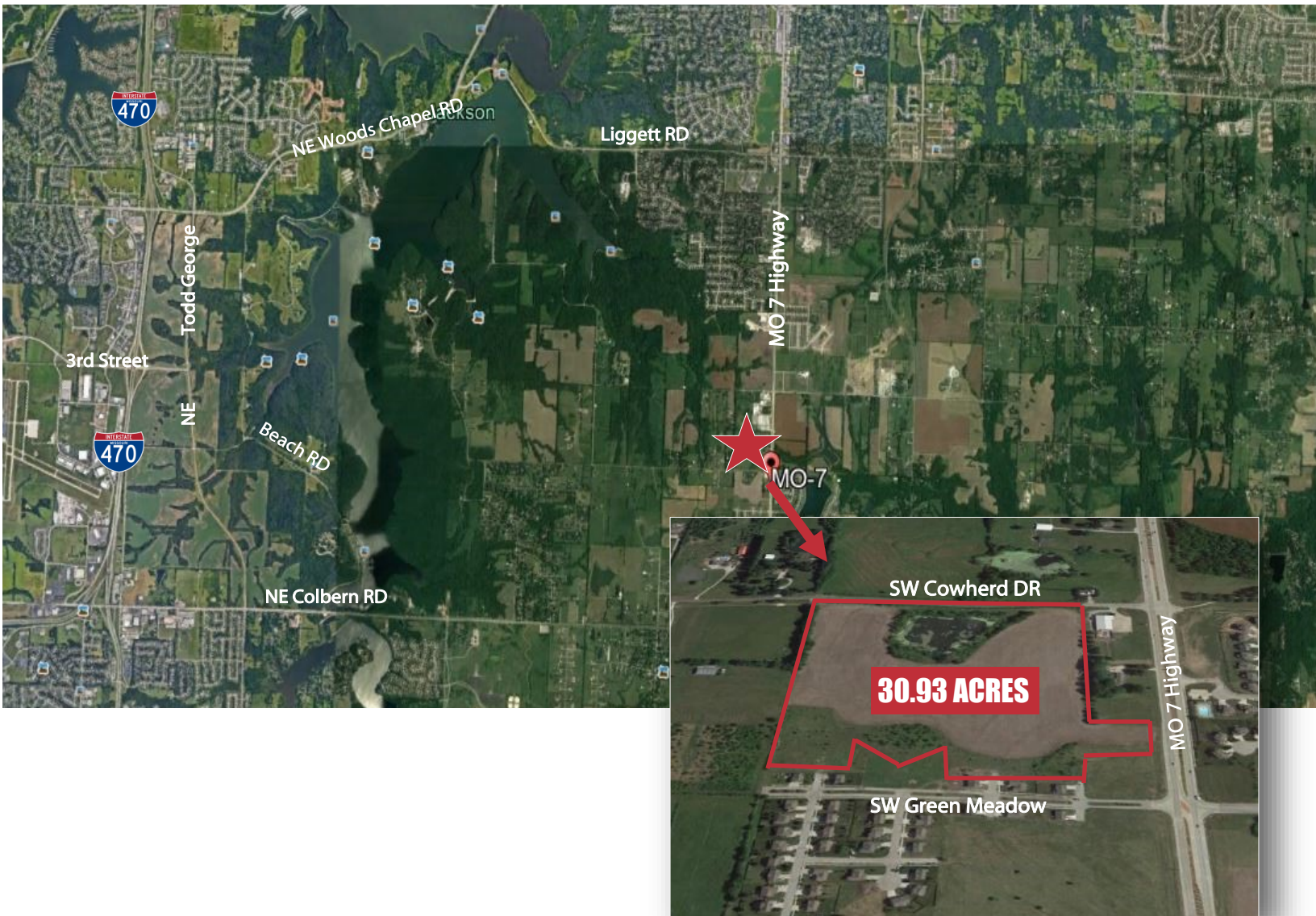
SW COWHERD RD & 7 HWY, BLUE SPRINGS, MO 64064



PARCEL NUMBER: 54-330-98-02-01-0-00-000 - 30.93 ACRES

LEGAL PER COUNTY RECORDS:

CHAPMAN FARMS 1ST PLAT---PT LOT 1 DAF: BEG NE COR SD LOT 1 TH S 00 DEG 00 MIN 33 SEC W 860.67' TH S 89 DEG 55 MIN 55 SEC E 217.05' TH S 00 DEG 00 MIN 21 SEC W 284.88' TH N 89 DEG 59 MIN 39 SEC W 210.90' TH S 00 DEG 00 MIN 21 SEC W 67.07' TH N 89 DEG 41 MIN 15 SEC W 468.19' TH N 00 DEG 29 MIN 48 SEC E 105.08' TH S 76 DEG 43 MIN 18 SEC W 149.29' TH N 76 DEG 05 MIN 49 SEC W 149.10' TH S 00 DEG 29 MIN 48 SEC W 105.04' TH N 89 DEG 41 MIN 15 SEC W 329.96' TH N 00 DEG 04 MIN 48 SEC W 1207.55' TH S 89 DEG 58 MIN 02 SEC D 1080.51' TO POB



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