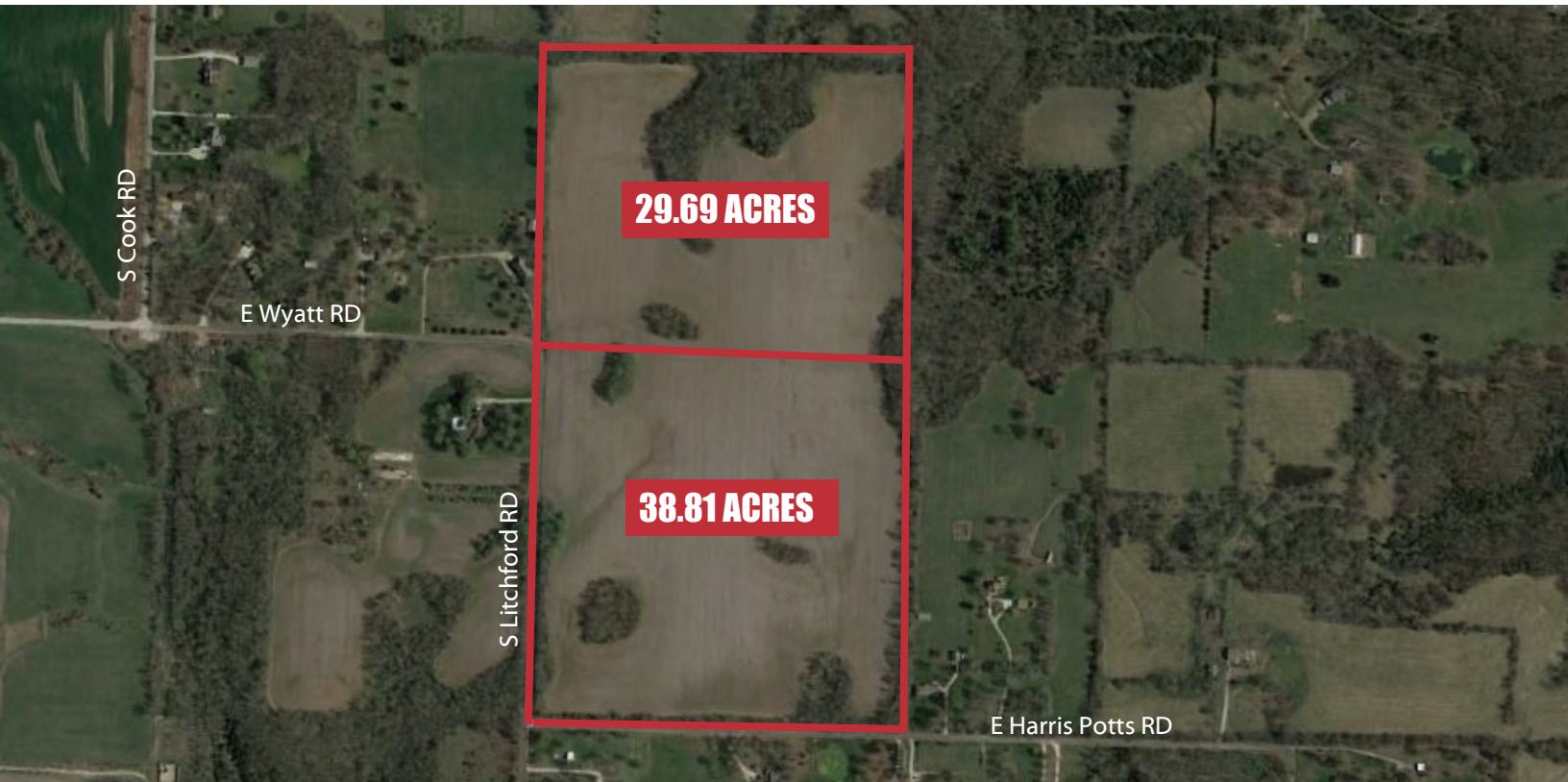


PRIME DEVELOPMENT GROUND

E HARRIS POTTS ROAD, BLUE SPRINGS, MO 64029



HIGHLIGHTS

- Prime development ground
- 2 Parcels 68.50 total acres
- Will sell individual parcels
- Next to an existing subdivision
- Priced at only \$15,000 per acre
- Sewer and water on site
- Major road improvements completed
- This is a neighborhood improvement district

FOR SALE

\$1,027,500

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
- Subject to the N.I.D. program but no past N.I.D. fees will apply
- This is prime property ready to go

Lance Dillenschneider

Senior Broker Associate

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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 AND WATER LINES

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WILL SELL INDIVIDUAL PARCELS



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LEGAL AND AERIAL

E HARRIS POTTS ROAD, BLUE SPRINGS, MO 64029

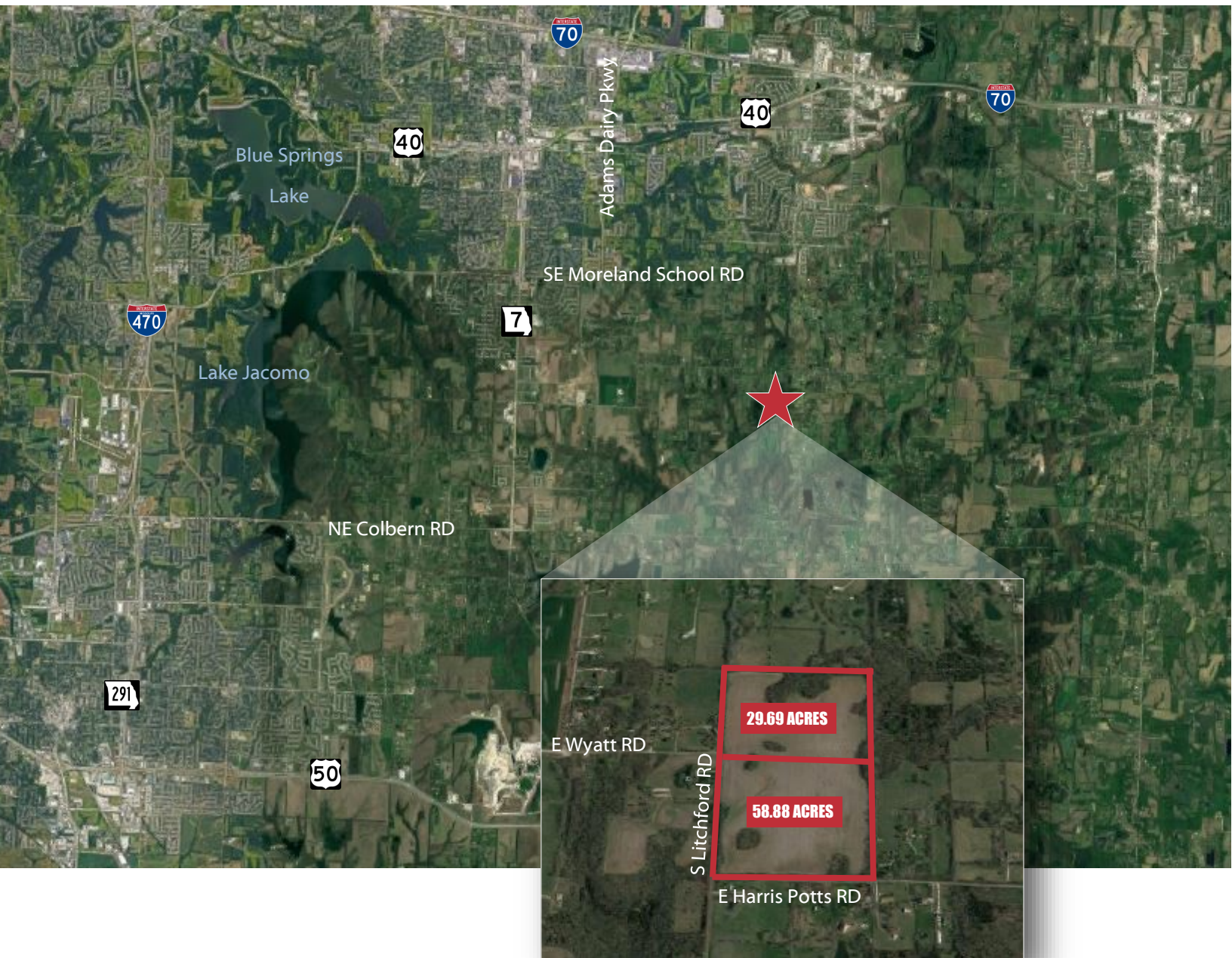


LEGAL PER COUNTY RECORDS - PARCEL NUMBER: 41-700-03-03-00-0-00-000 - 29.69 ACRES

SEC-16 TWP-48 RNG-30 S 30 AC OF W 1/2 OF SW 1/4

LEGAL PER COUNTY RECORDS - PARCEL NUMBER: 54-100-02-03-00-0-00-000 - 38.81 ACRES

SEC-21 TWP-48 RNG-30 NW 1/4 OF NW 1/4



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