

PRIME DEVELOPMENT GROUND

SW MASON SCHOOL RD, BLUE SPRINGS, MO 64064



HIGHLIGHTS

- Prime development ground
- 17.83 Acres
- Next to an existing subdivision
- Priced at only \$15,000 per acre
- Sewer on site
- Water on site
- Major road improvements completed
- This is a neighborhood improvement district

FOR SALE

\$267,450

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- 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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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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PARCEL 54-420-98-03-01-0-00-000

PARCEL NUMBER: 54-420-98-03-01-0-00-000 - 17.83 ACRES

LEGAL PER COUNTY RECORDS:

CHAPMAN FARMS 1ST PLAT---PT LOT 34 DAF: BEG NW COR LOT 34 TH S 89 DEG 24 MIN 57 SEC E 369.99' TH N 00 DEG 05 MIN 22 SEC E 297.74' TH S 89 DEG 40 MIN 47 SEC E 37.88' TH ELY ALG CURV RI RAD 470' ARC DIST 56' TH S 82 DEG 4 4MIN 36 SEC E 105' TH ELY ALG CURV LF RAD 530' ARC DIST 64.16' TH S 89 DEG 40 MIN 47 SEC E 60.01' TH S 00 DEG 35 MIN 55 SEC E 635.04' TH S 17 DEG 24 MIN 27 SEC E 33.25' TH S 89 DEG 55 MIN 14 SEC E 183.26' TH S 00 DEG 18 MIN 57 SEC W 433.08' TH S 77 DEG 50 MIN 26 SEC W 117.22' TH S 89 DEG 45 MIN 24 SEC W 648.85' TH N 17 DEG 16 MIN 20 SEC W 439' MOL TH N 00 DEG 05 MIN 31 SEC E 443.86' TO POB



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