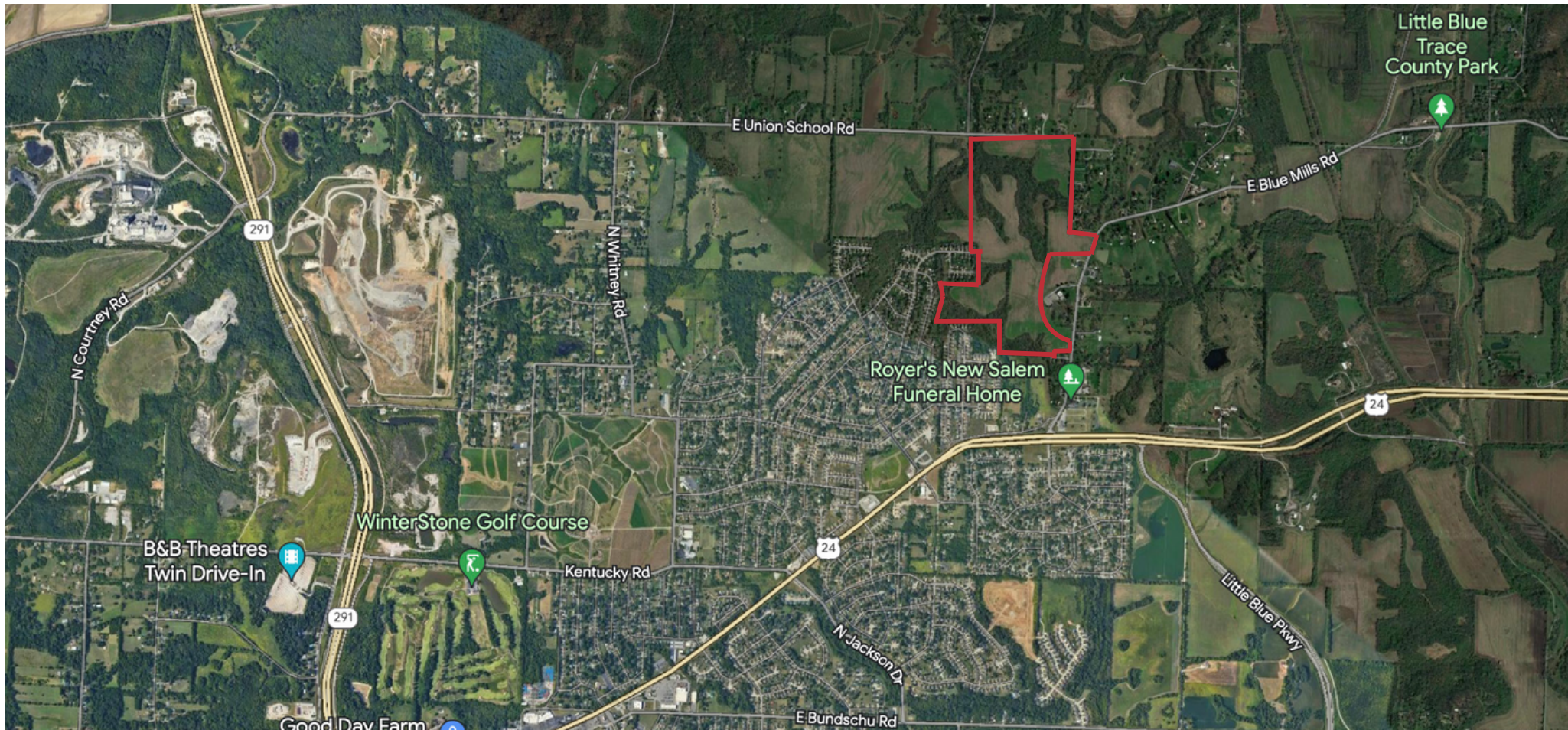


FOR SALE

141 +/- ACRES



ST JOSEPH THE WORKER

INDEPENDENCE, MO 64058

For more information contact:

DICK STEPHENS

913.485.8732

DS@ReeceCommercial.com

JOHN SWEENEY

913.461.6326

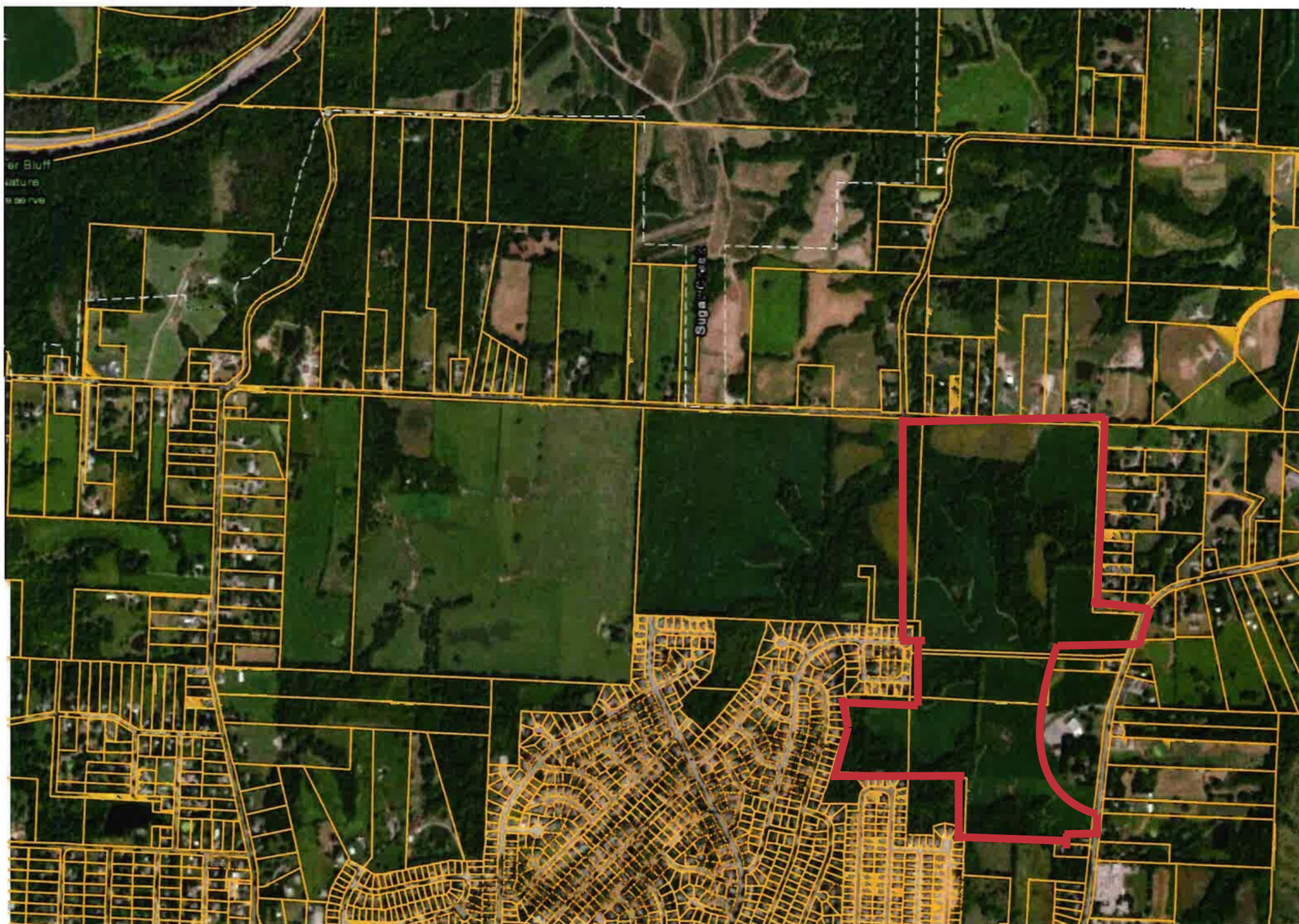
John@ReeceCommercial.com

141 +/- ACRES | INDEPENDENCE

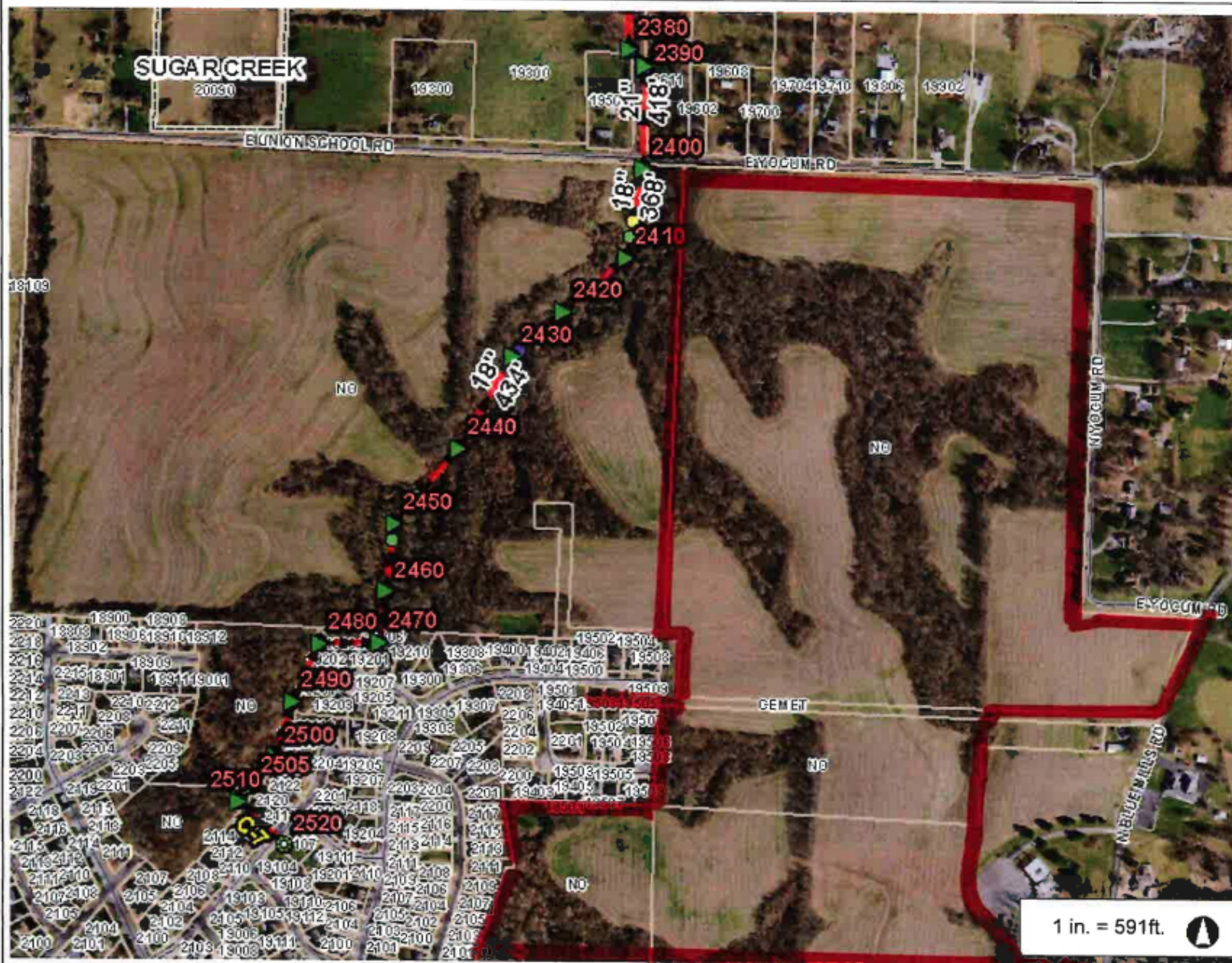
LOCATION	Approx ½ mile north of Highway 24 on the west side of E Blue Mills Rd. Also has frontage on the west side of Yocum Rd and on the south side of E Union School Rd.
ACRES	141.52 acres approximately
PRICE	\$2,122,800 (\$15,000 per acre)
USAGE	Property is presently being rented as cropland.
SANITARY SEWERS	Most of the property will gravity flow into an existing 18 inch sanitary main line located on the land adjacent to the west. See sewer map.
WATER	There is an existing water line along E Union School Rd.

TRACT I - PARCEL B





Little Blue Valley Sewer District



490W-10460E-1
675 Line 1535 Line 1
635 Line 2675 Line 2
Belton Manhole 975:811

Legend

- ▶ Incident Video Start
- Incident
- AWA
- CC
- CL
- CM
- DAE
- DAGS
- DNF
- ID
- IR
- IRC
- IS
- ISGT
- ISSR
- LFAS
- LFD
- LL
- LR
- MGP
- MSA
- MWL
- MWLS
- SSS
- TFA
- ▶ Incident Video Start

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION