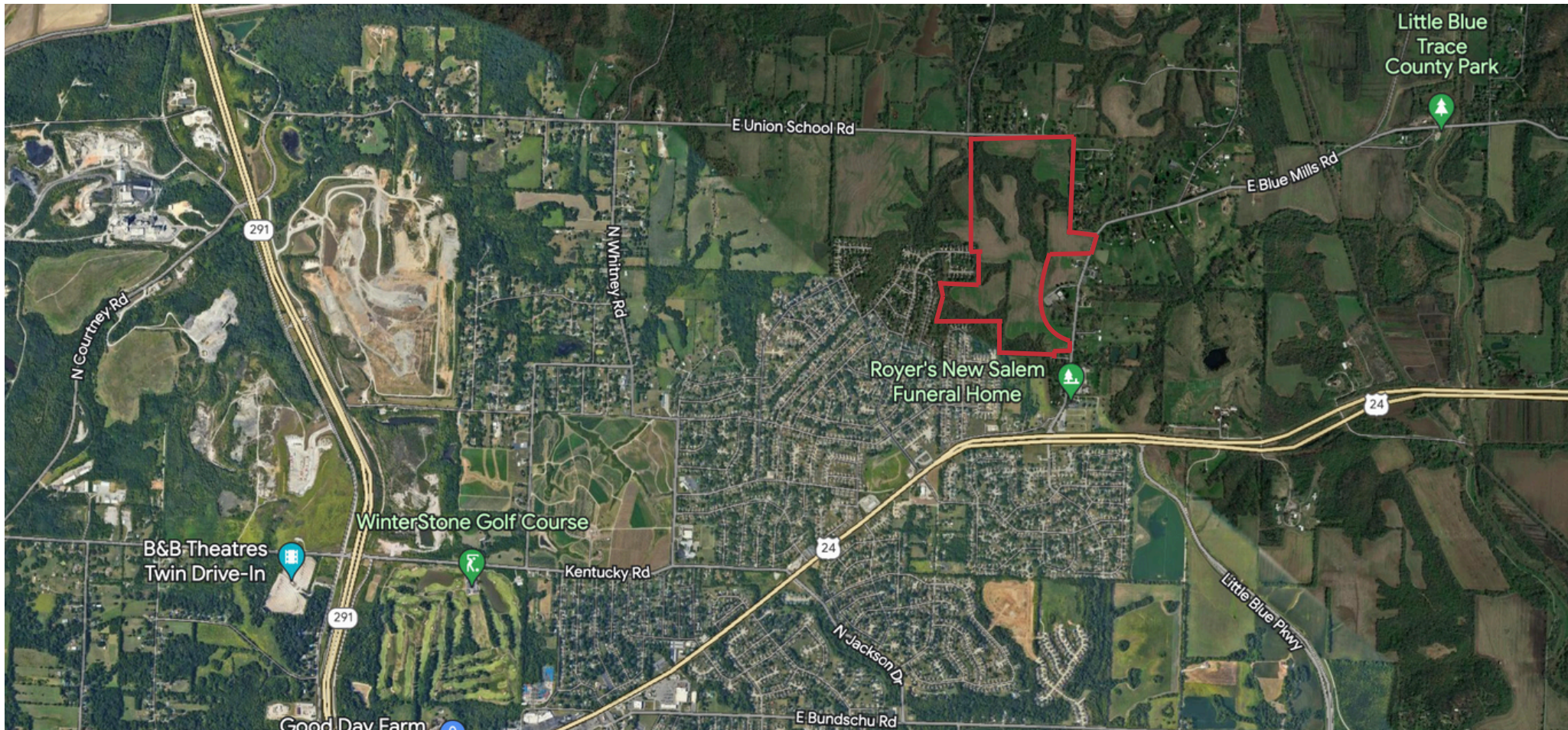


FOR SALE

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

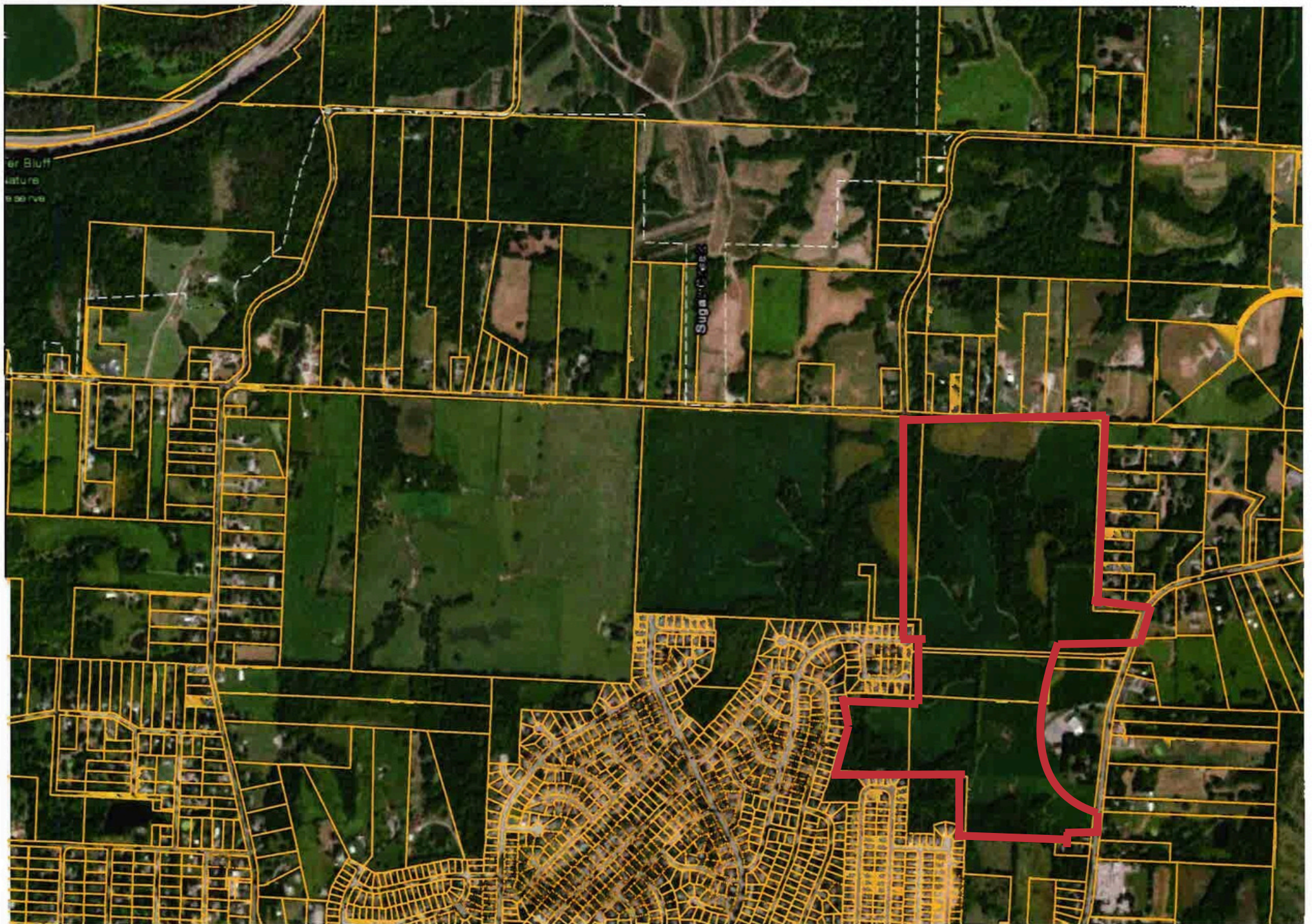
John@ReeceCommercial.com

141 +/- ACRES | INDEPENDENCE

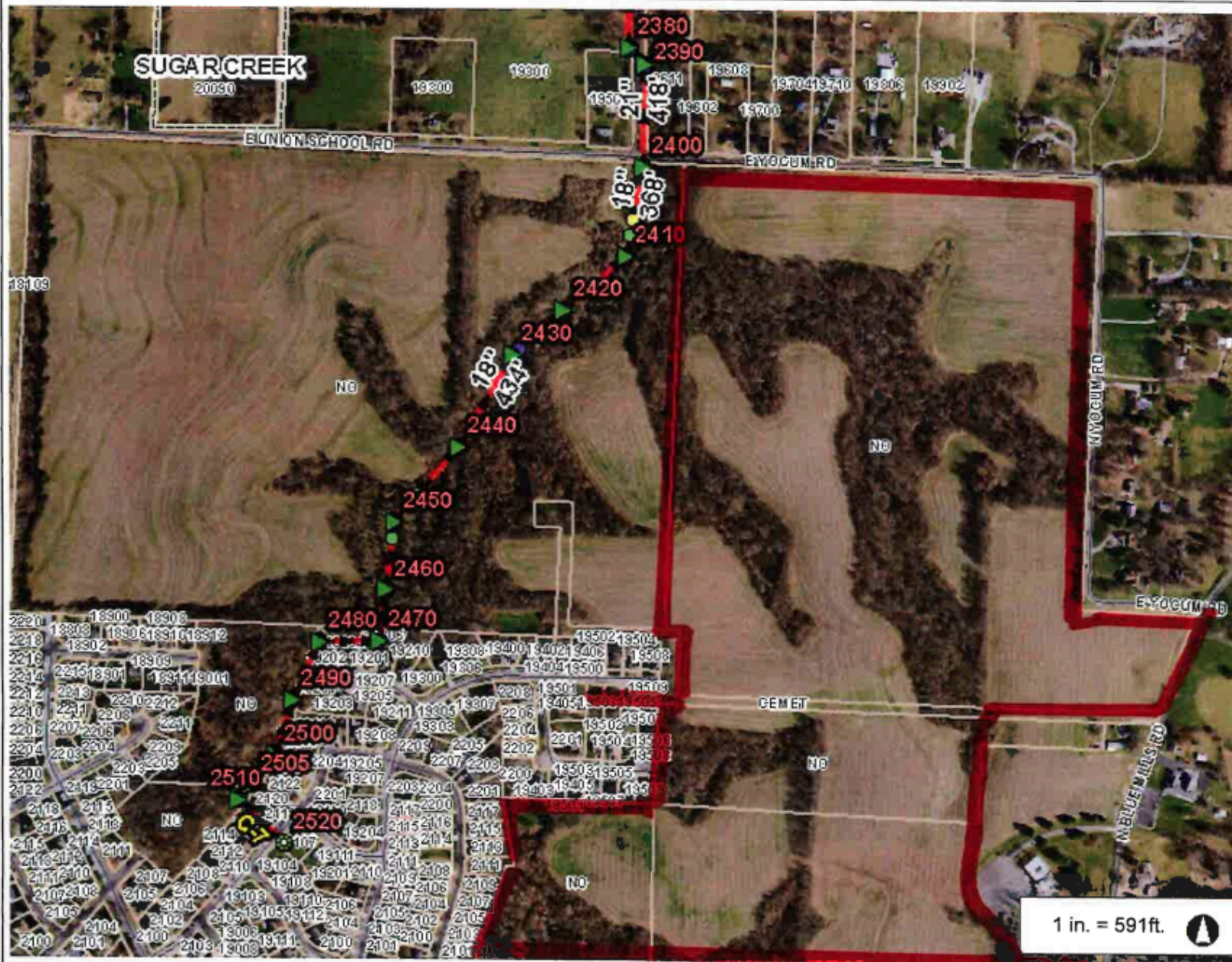
- LOCATION** Approx ½ mile north of Highway 24 on the west side of E Blue Mills Rd. Also has frontage on the west side of Yocum Rd and on the south side of E Union School Rd.
- ACRES** 141.52 acres approximately
- PRICE** \$2,137,800 (\$15,000 per acre)
- USAGE** Property is presently being rented as 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