



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

for more information contact:

DICK STEPHENS

913.491.3366

ds@reececommercial.com

JOHN SWEENEY

913.461.6326

john@reececommercial.com



ST. JOSEPH THE WORKER

FOR SALE: 500 +/- ACRES

INDEPENDENCE, MO 64058



ST. JOSEPH THE WORKER, 500 +/- ACRES, INDEPENDENCE, MO 64058

LAND PRICE	\$8,290,070
CHURCH PRICE	\$1,200,000
ACRES	539

DESCRIPTION OF LOCATION

Tract I Parcel A & B: Blue Mills Road north of Highway 24

Tract II: Atherton Road, Jackson County, MO

Tract III: Koger Road, Jackson County, MO

PROPERTY DESCRIPTION

539 acres of vacant land currently being farmed, in multiple parcels, and a church and house on approximately 9-acres of land

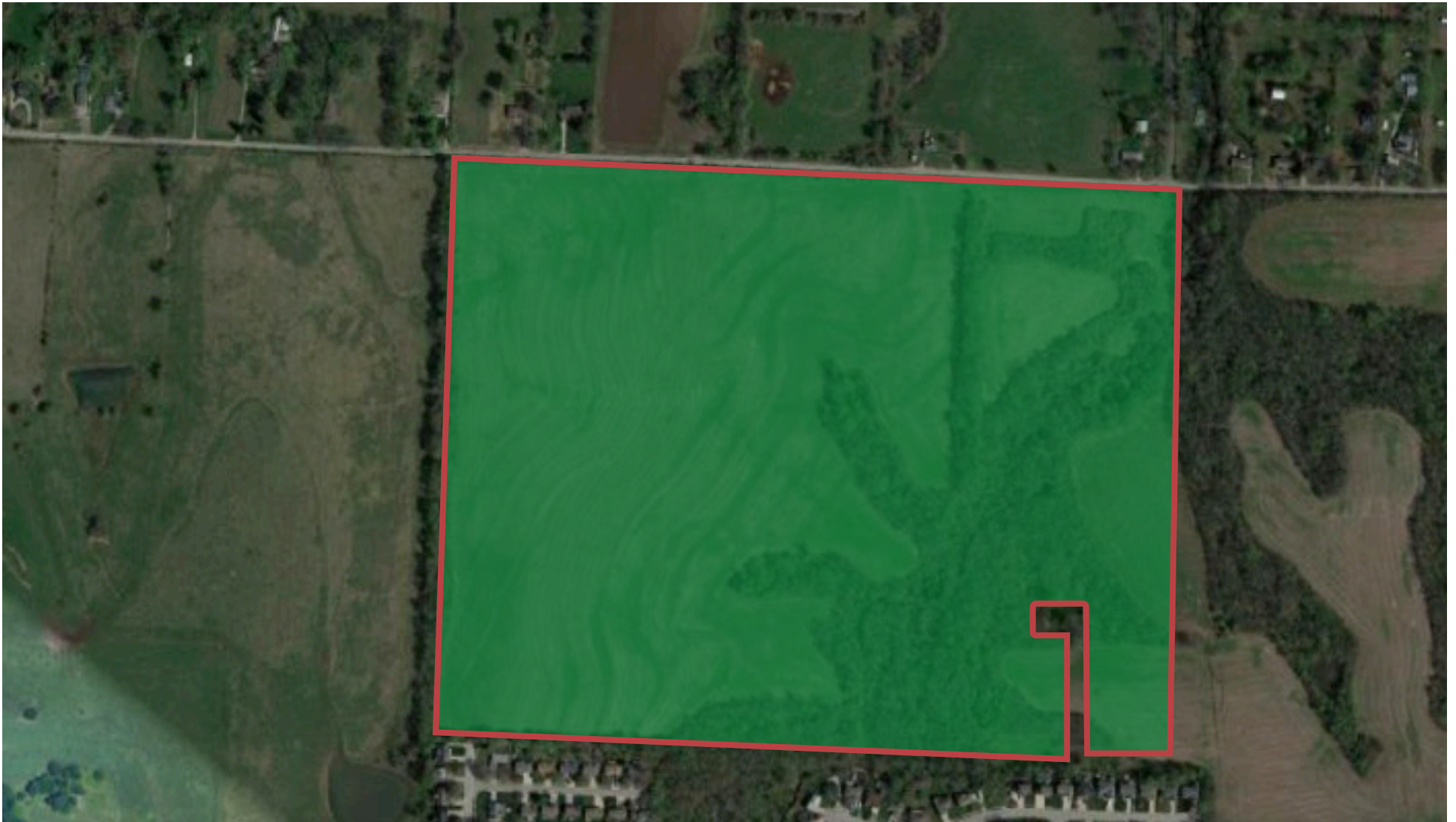
HIGHLIGHTS

- 539-acres of farm land
- Includes 116-acres with sewer on Parcel A Tract I
- Land can be divided at natural points
- Prices from \$14,000-\$19,000 per acre
- Church and house on 9+/- acres for \$1,200,000



ST. JOSEPH THE WORKER, 500 +/- ACRES, INDEPENDENCE, MO 64058

TRACT I - PARCEL A



TRACT I	PRICE	ACRES	PARCEL #
PARCEL A	\$2,206,660	116.14	10-840-01-01-01-0-00-000



ST. JOSEPH THE WORKER, 500 +/- ACRES, INDEPENDENCE, MO 64058

PARCEL A - Sewer Map





ST. JOSEPH THE WORKER, 500 +/- ACRES, INDEPENDENCE, MO 64058

TRACT I - PARCEL B



TRACT I - \$2,412,750	ACRES	PARCEL NUMBER
PARCEL B		
1B	50.19	10-700-03-47-00-0-00-000
2B	10.63	16-210-01-01-00-0-00-000
3B	86	10-700-03-30-02-0-00-000
4B	13.89	10-700-03-43-00-0-00-000
	160.85	



ST. JOSEPH THE WORKER, 500 +/- ACRES, INDEPENDENCE, MO 64058

TRACT II



TRACT II - \$562,600	ACRES	PARCEL NUMBER
1A	29.06	09-300-04-03-00-0-00-000
1B	11.13	09-200-03-04-00-0-00-000
	40.19	



ST. JOSEPH THE WORKER, 500 +/- ACRES, INDEPENDENCE, MO 64058

TRACT III

