

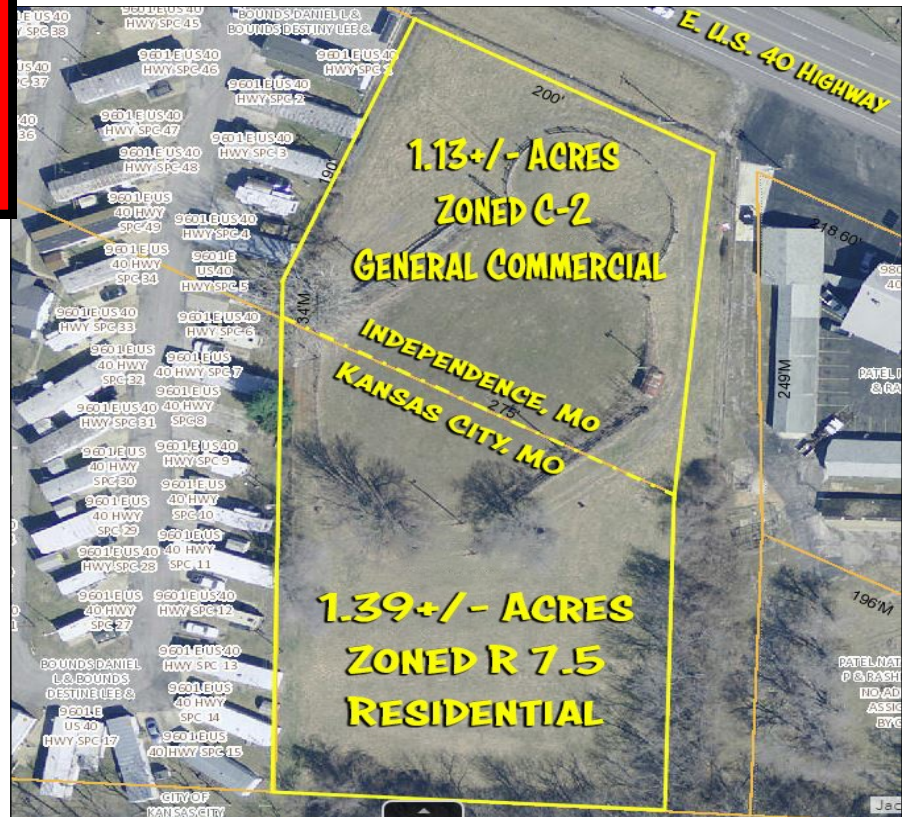
VACANT LAND AUCTION

★ TUESDAY, JUNE 12, 2018 @ 12PM ★

9715 E. U.S. 40 HIGHWAY, INDEPENDENCE, MO 64055

Auction Held On Site

**2.5+/- Acres
Mixed Zoning**



PROPERTY TAX INFORMATION

County: Jackson

Parcel ID Number:

32-210-08-09-00-0-00-000

Lot Size: 1.13+/- Acres (County Records)

2017 Taxes: \$7,786

Zoning: C-2 General Commercial

Parcel ID Number:

32-210-08-08-00-0-00-000

Lot Size: 1.39+/- Acres (Country Records)

2017 Taxes: \$6,261

Zoning: R7.5, Residential

Exemptions: None

PROPERTY INFORMATION

Road Frontage: E U.S. 40 Hwy. 200+/- Ft.

Topography: Mostly Level

Utilities: Water, Sewer, Elec., & Gas Available at or Near Site

EXCELLENT VISIBILITY FROM U.S. 40 HIGHWAY

GREAT BUILDING SITE IN CONVENIENT LOCATION

APPROXIMATELY 2 MILES FROM ARROWHEAD & KAUFFMAN STADIUMS

DEVELOPMENT POTENTIAL

CONVENIENT ACCESS TO/FROM INTERSTATE 70

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TERMS:

\$10,000 DOWN DAY OF SALE ON REAL ESTATE

BALANCE DUE IN 30 DAYS

10% BUYERS PREMIUM

OR \$1,000 MINIMUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL. LIST SUBJECT TO CHANGE WITH OUT NOTICE.

LIC # 044000169

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