



Lease Price: \$0  
 # Stories: 0  
 Building SqFt: 0  
 Parking: 0.00  
 Year Built:  
 Leased Price: \$0  
 Leased Date:

Unit #:  
 Subdivision: N/A  
 Schools: Kirksville R-III  
 Area: Adair  
 Zoning: CP-3  
 For Sale/Rent/Both: S  
 Rent Price:

|                         |                            |                             |
|-------------------------|----------------------------|-----------------------------|
| Lot Size: 5.5 acres m/l | Apx Total Acres: 5.50      | Land SqFt:                  |
| Age Range: N/A          | Prior 1978: No             | Building SqFt Range: N/A    |
| Office SqFt: 0          | Retail SqFt: 0             | Warehouse SqFt: 0           |
| Ceiling Height:         | Door Height:               | Rail SV:                    |
| Propane Tank: No        | Propane Tank Leased/Owned: |                             |
| Parcel #: Taxes TBD:    | Tax Year: 2023             | Tax Amount: 1676.98         |
| Total Income: 0.00      | Utilities Expense: 0.00    | Electric Service:           |
| Total Expenses: 0.00    | Present Lease Terms:       | Business Included in Price: |
|                         |                            | Annual Rents: 0.00          |
|                         |                            | Annual Sales: 0.00          |
|                         |                            | Other Expenses: 0.00        |

Construction: Other  
 Sewer: None  
 Heat: None  
 Cooling: None

Roof: Other  
 Walls/Floors: Other Floors-See Remarks  
 Gas: None  
 Water: None

Miscellaneous: N/A  
 Legal: On file at Office  
 Directions:

Remarks: With 5.5 acres of land, outstanding access to transportation, and situated with great quality of business, the sky is the limit with this commercial lot. The location is heavy with new commercial development, meaning the possibilities for this property are truly endless. REZONED CP-3 For more information call Kim Keyes at 660-626-3920.

Addendum:

Agent Remarks:

Financing Remarks:

Owner Name: Don Gibson Farms, LLC

Personal Property Included:

Refer ML #:

Sign: Yes

Key/Lockbox: Appointment Only

Listing Conditions:

Days on Market: 4

Display on Internet: Yes

Original List Price: \$499,000

Doing Business As:

Owner Name 2: Shandy Holdings, LLC

Personal Property Reserved:

Source SqFt: Tax Record

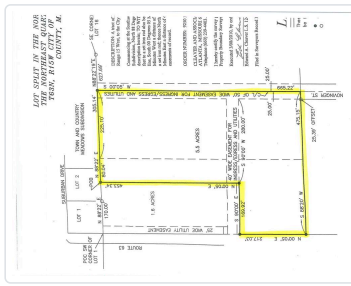
Possession: At Closing

Display Address: Yes

Allow AVM: No

Allow Comments: No





**Listing Office:** Anew Realty Group LLC (#:128)  
**Main:** (660) 665-3277  
**Fax:** (660) 956-0758

**Listing Agent:** Kim Keyes (#:30)  
**Agent Email:** [kimkeyes3920@gmail.com](mailto:kimkeyes3920@gmail.com)  
**Contact #:** (660) 626-3920  
**License Number:**

Information Herein Deemed Reliable but Not Guaranteed