

Property Client Full

60.26AC Reich Road, Odessa, MO 64076
 MLS#: **2346480** Status: **Active**
Land
 Area: **210 - Lafayette County, Mo**

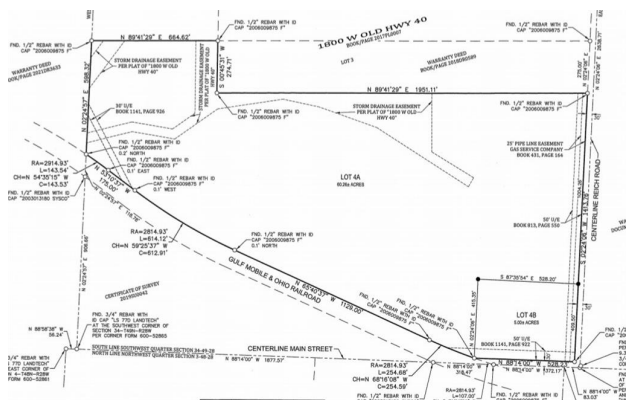
L Price: **\$2,624,925**

County: **Lafayette**

Sub: **Other**
 Type: **Agricultural, Commercial, Industrial, Other**

Front Ft:
 Section:
 Range:
 Lot Size: **60.26 - Acres** Zoning: **I2**
 Elem:
 Middle:
 Senior:
 District: Twshp:

Legal: **Odessa**
Splitting to suit buyers needs. Lot 4A



General Information

Buildings: None	Sale Opt: Complete Parcel, Other, Will Build To Suit, Will Sell 1 Lot, Will Subdivide
Develop: Raw Land, See Remarks	Curr Use: Agriculture, Commercial, Industrial
Agriculture: Grain/Crops	Fence: None
Road Type: Other	Rd Mnt: Other, Unimproved
Rd Access:	Water: Rural - Verify
Sewer: No Sewer, Other	Imprv: No Improvements, Other
Live Water:	Maint Pr:
Lot Desc: Acreage, Other, Zero Lot Lines	
Utilities: None, Other	

Remarks & Directions

DEVELOPMENT OPPORTUNITY! 60.26 acres of COMMERCIAL POTENTIAL. There are other large scale commercial businesses in the area. Come and be part of a great development. Property can be SUBDIVIDED into smaller parcels. Price will range from \$.85 to \$2.00 per square foot. Lot pricing will be determined by location vicinity, number of square feet/acres, etc. Look to expand your business here! The growth potential is unlimited. Access is off of Reich Road.

Directions: **From 131 highway and Old 40 Highway, west on Old 40 to Reich Road, south on Reich to property on the west.**

Additional Information

Electric: Other	Topo: Sloped
Till Acres: 60.26	Mineral: All Rights Included
Crop Acres:	Pasture Acres:
Timber Acres:	Waste Acres:
Wooded Acres:	Soil: Unknown-Verify
Flood Pl: Unknown	Equipment: None, Other
Crops: Seller Owned	Restrict: Building, Subject To Zoning, Unknown
Vegetation: Crops	Docs: Aerial Photos
Lake:	City Limits: Yes
Telecom:	Barns:
Owners:	Hunting:
HOA Includes:	
Amenities:	

Financial Information

Will Sell: Cash, Conventional	HOA: \$0	Tax Comm: TBD
Tax: \$200	Spc Tax: \$0	Total Tax: \$200