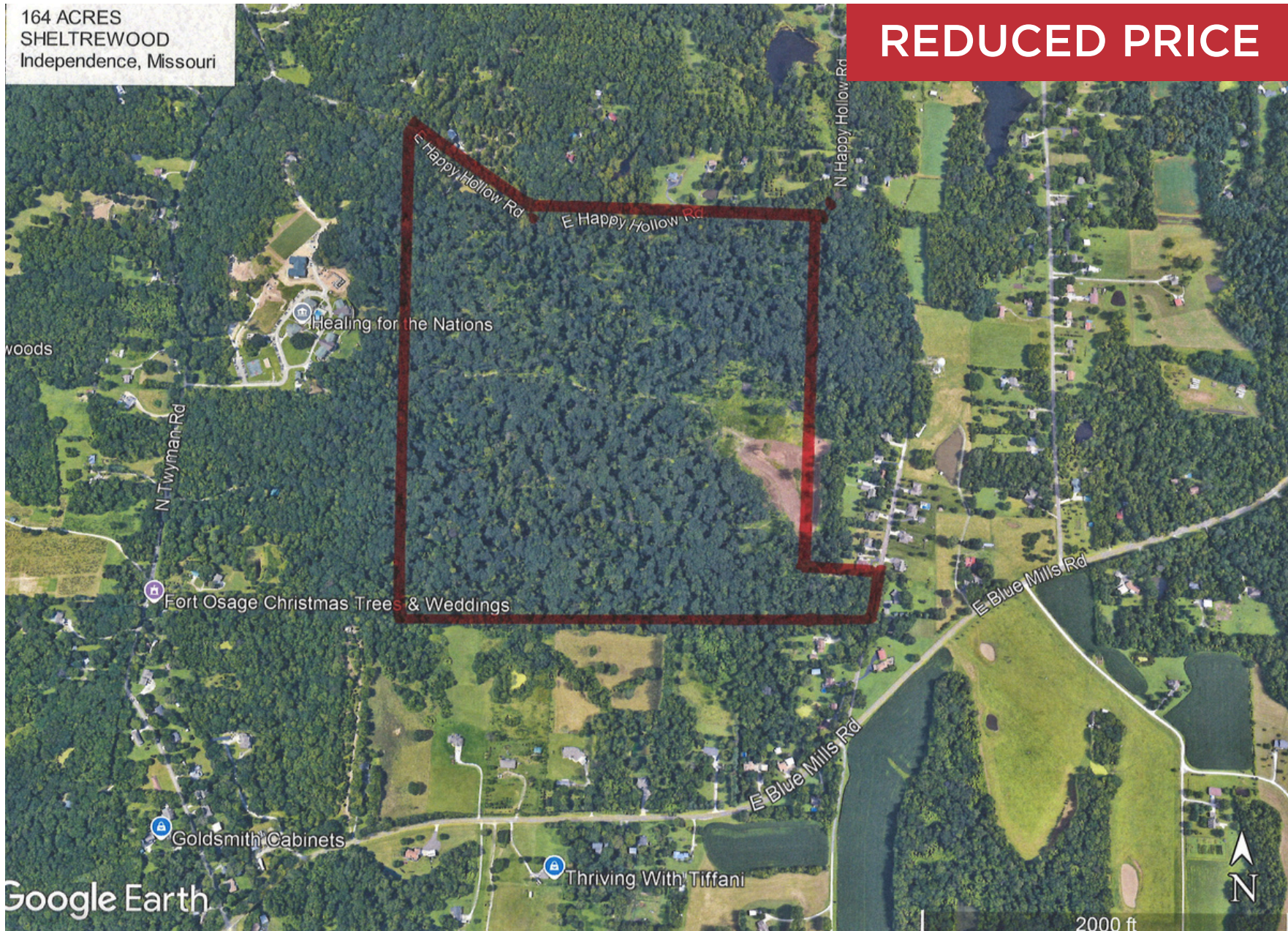


FOR SALE

**164 ACRES
RECREATIONAL LAND
INDEPENDENCE, MO 64058**



REDUCED PRICE



3004 N MILLER DR

INDEPENDENCE, MO 64058

PROPERTY INFO

LOCATION & DESCRIPTION

At 3004 North Miller Dr, which is about 20 minutes from Hwy 291 & Hwy 24, is the entrance to a one time YMCA camp. This hilly, timbered area has the feel of the Ozark Mountains of Southern MO, but it is at the edge of the Metro area. This secluded area has the feel of being away from everything and has great outdoor recreational opportunities.

PRICE

\$984,000 [\$6,006 / Acre]

~~\$1,006,455 [\$6,500 / acre]~~

ACCESS

The main entrance is at the SE corner of the property, just north of E Blue Mills Rd on the west side of N Miller Dr where there is a Shelterwood sign. The entire north boundary runs along East Happy Hollow Rd [see the street map and aerials for location and streets]



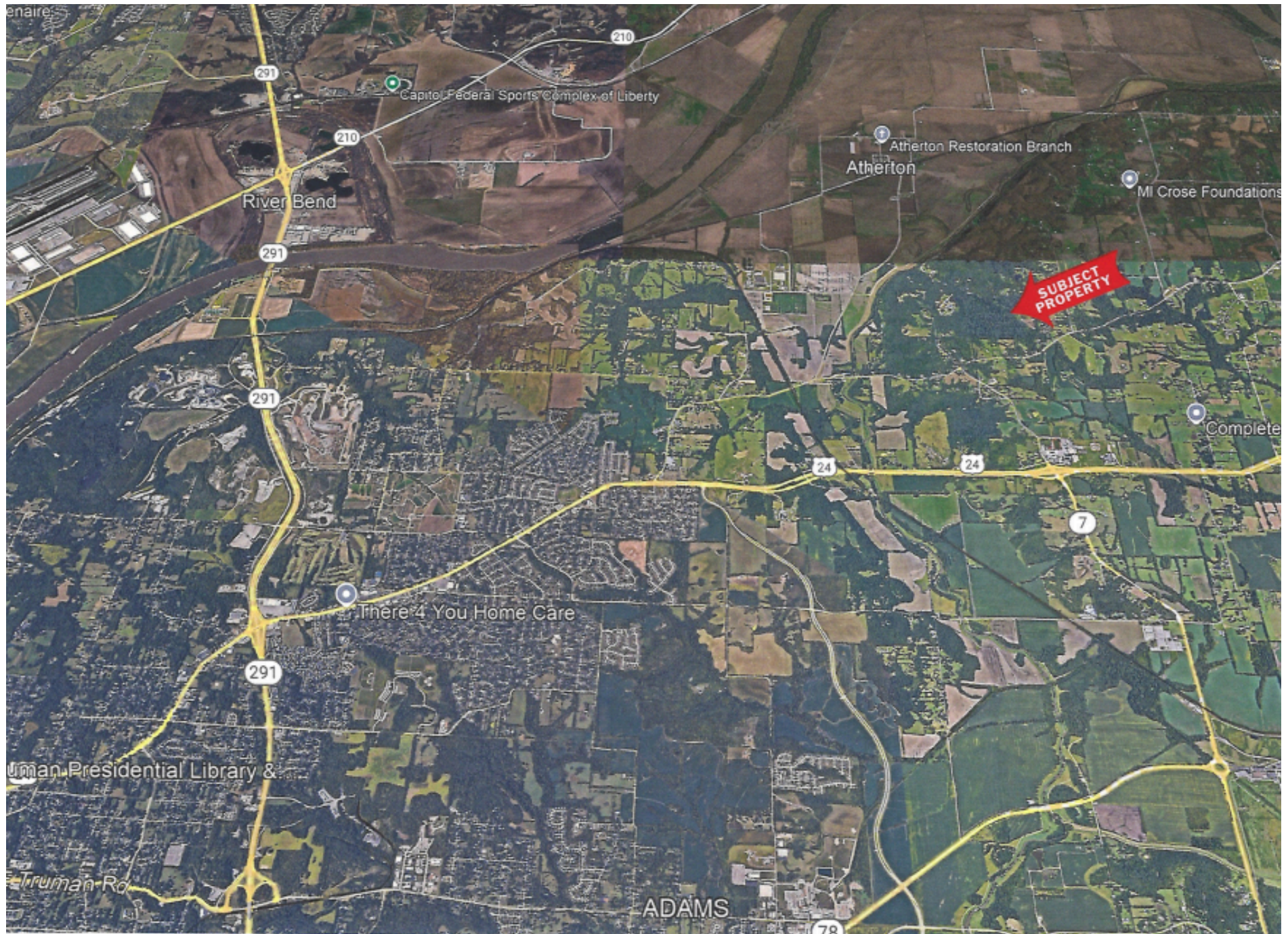
REECE
COMMERCIAL REAL ESTATE

For more information contact:

DICK STEPHENS

913.485.8732

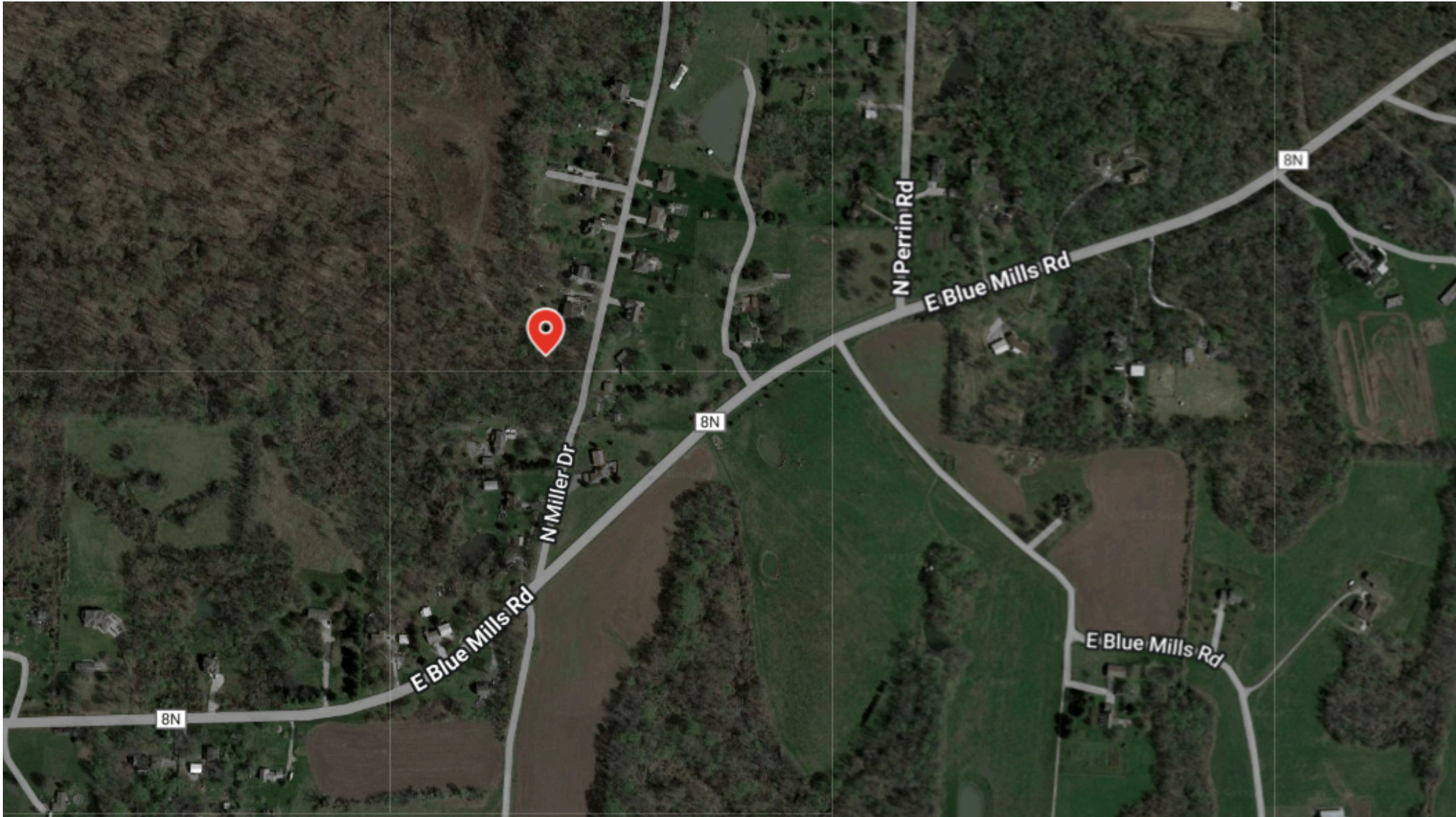
DS@ReeceCommercial.com





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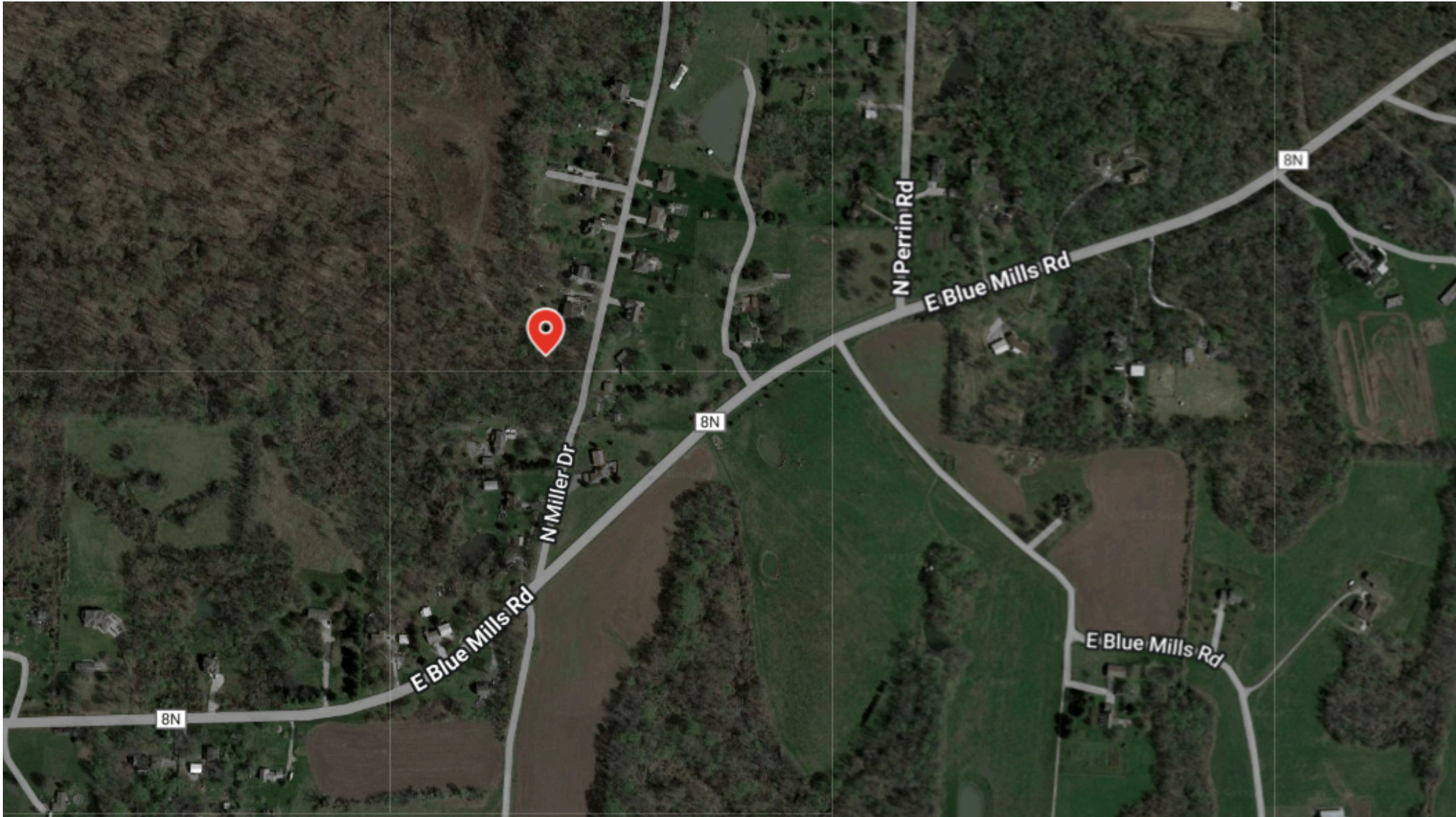
AERIAL



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FOR SALE

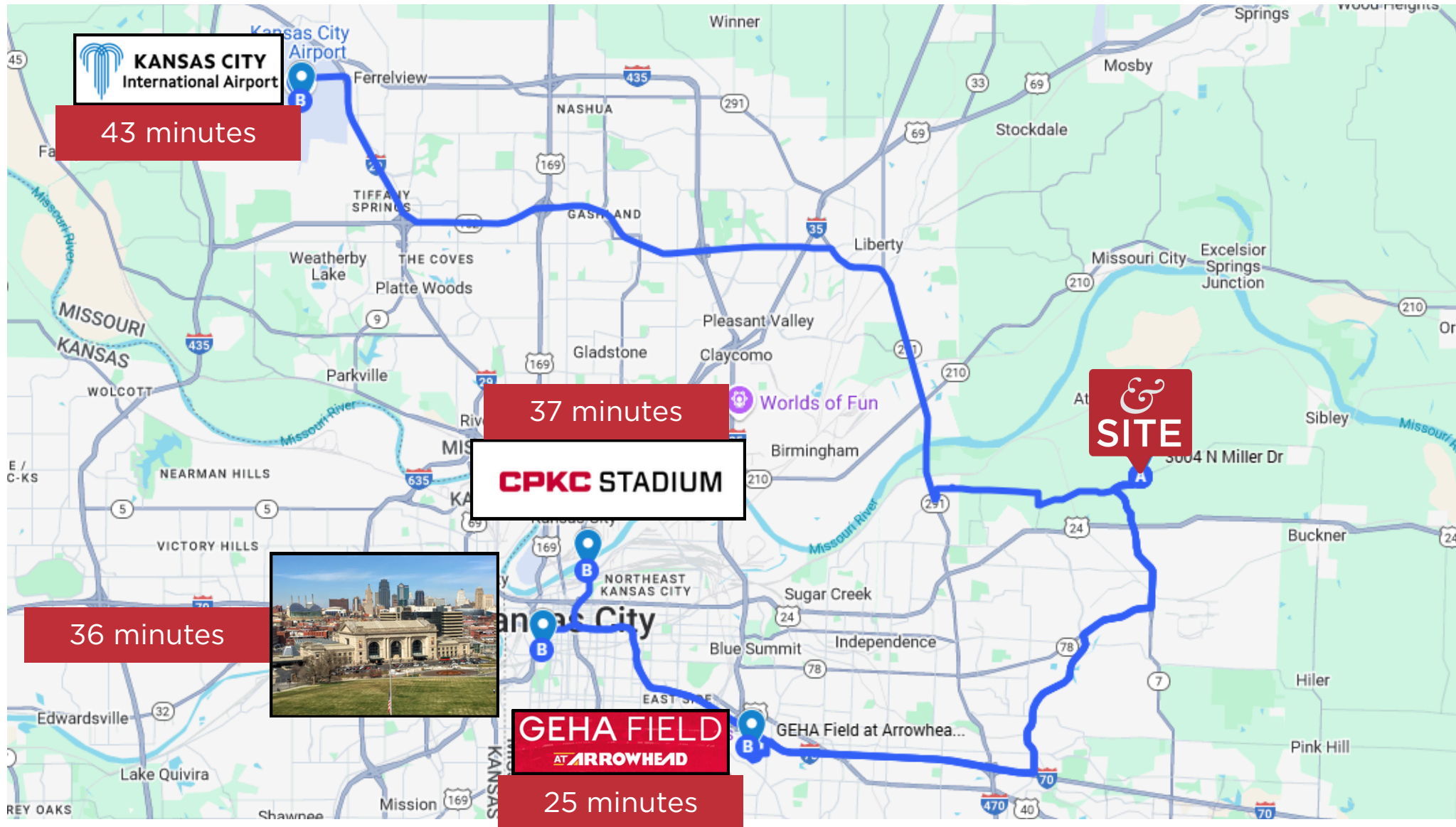
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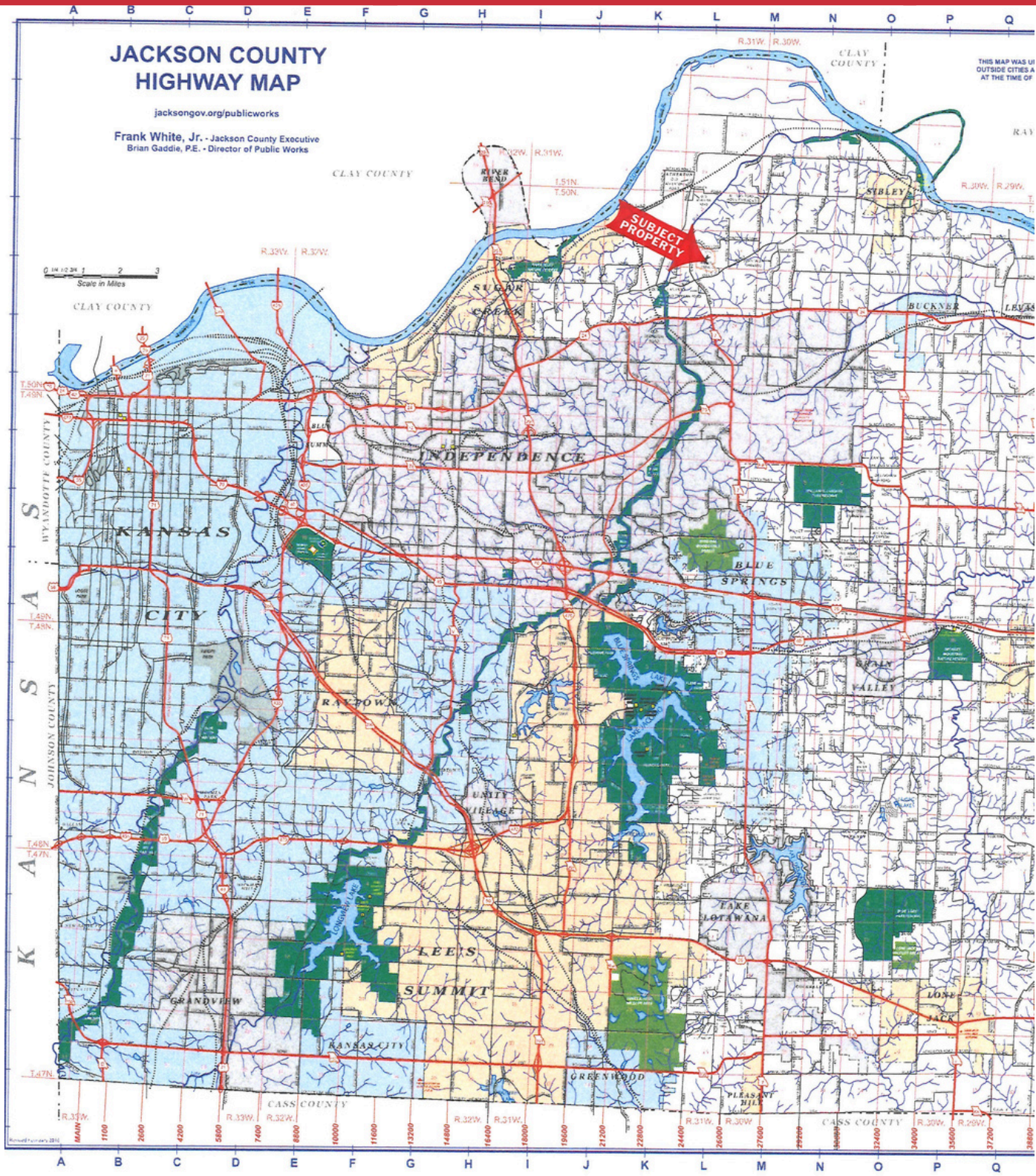
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FOR SALE

MAP



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JACKSON COUNTY HIGHWAY MAP

jacksongov.org/publicworks

Frank White, Jr. - Jackson County Executive
Brian Gaddie, P.E. - Director of Public Works



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