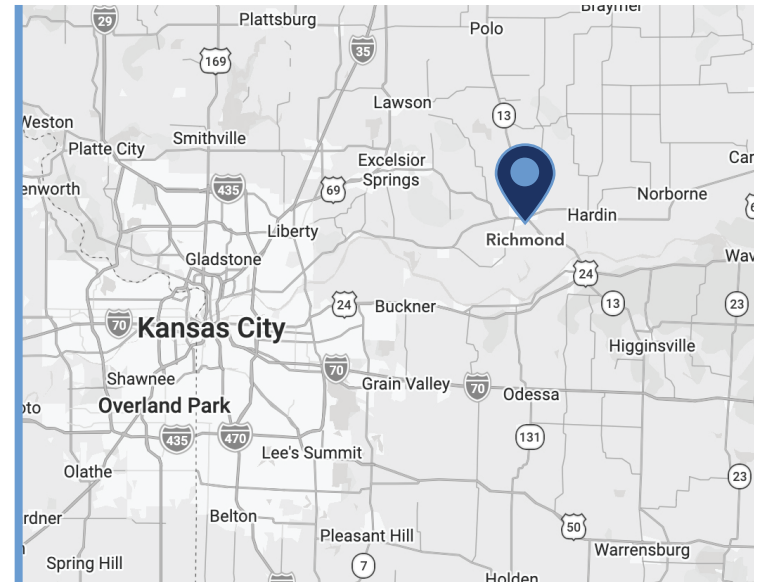




FOR SALE - REDUCED PRICE: ~~\$600,000~~ \$499,000

SITE HIGHLIGHTS

- ±20-acre land parcel located along MO Hwy 10
- Recently rezoned B-2 Commercial, allowing for a variety of uses including convenience stores, hotels, indoor recreation and entertainment, lawn and landscaping services, office, and retail
- Existing baseball diamond with outparcel building and utilities in place
- Excellent highway visibility just west of the Walmart Supercenter
- Located near Richmond High School
- Area businesses also include Shirkey Golf Course, Burger King, Harps Hometown Fresh grocer, KFC, McDonald's, Ray County Memorial Hospital, Scooter's Coffee and Taco Bell



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816.213.9578

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Kyle Wadlow
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DRONE AERIAL



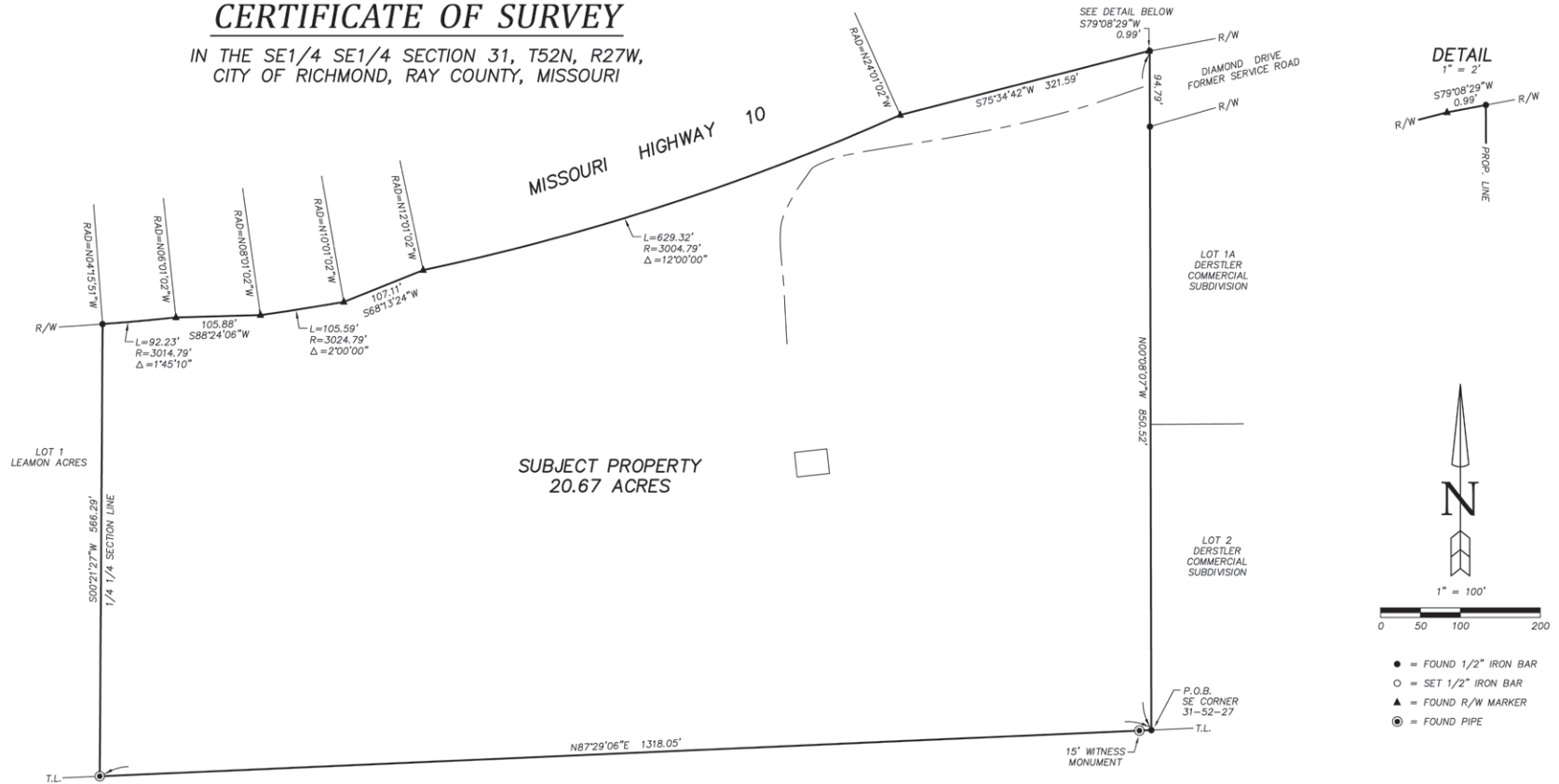
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CERTIFICATE OF SURVEY

IN THE SE1/4 SE1/4 SECTION 31, T52N, R27W,
CITY OF RICHMOND, RAY COUNTY, MISSOURI



SITE SURVEY

DESCRIPTION

THAT PART OF THE SE1/4 OF THE SE1/4 OF SECTION 31, TOWNSHIP 52 NORTH OF THE BASE LINE, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF RICHMOND, RAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SE1/4 SE1/4; THENCE N00°08'07"W ALONG THE EAST LINE OF SAID SE1/4 SE1/4, 850.52' TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI HIGHWAY 10; THENCE S79°08'29"W ALONG SAID RIGHT OF WAY, 0.99'; THENCE S75°34'42"W ALONG SAID RIGHT OF WAY, 321.59' TO A POINT ON A NON-TANGENTIAL CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 3004.79'; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 629.32', WITH A CHORD BEARING AND LENGTH OF S71°58'58"W, 628.17'; THENCE S68°13'24"W ALONG SAID RIGHT OF WAY, 107.11' TO A POINT ON A NON-TANGENTIAL CURVE TURNING TO

THE RIGHT, HAVING A RADIUS OF 3024.79'; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 105.59', WITH A CHORD BEARING AND LENGTH OF S80°58'58"W, 105.58'; THENCE S88°24'06"W ALONG SAID RIGHT OF WAY, 105.88' TO A POINT ON A NON-TANGENTIAL CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 3014.79'; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 92.23', WITH A CHORD BEARING AND LENGTH OF S84°51'28"W, 92.23', TO THE WEST LINE OF SAID SE1/4 SE1/4; THENCE S00°21'27"W, 566.29' TO THE SOUTHWEST CORNER OF SAID SE1/4 SE1/4; THENCE N87°29'06"E, 1318.05' TO THE POINT OF BEGINNING, CONTAINING 20.67 ACRES AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.