

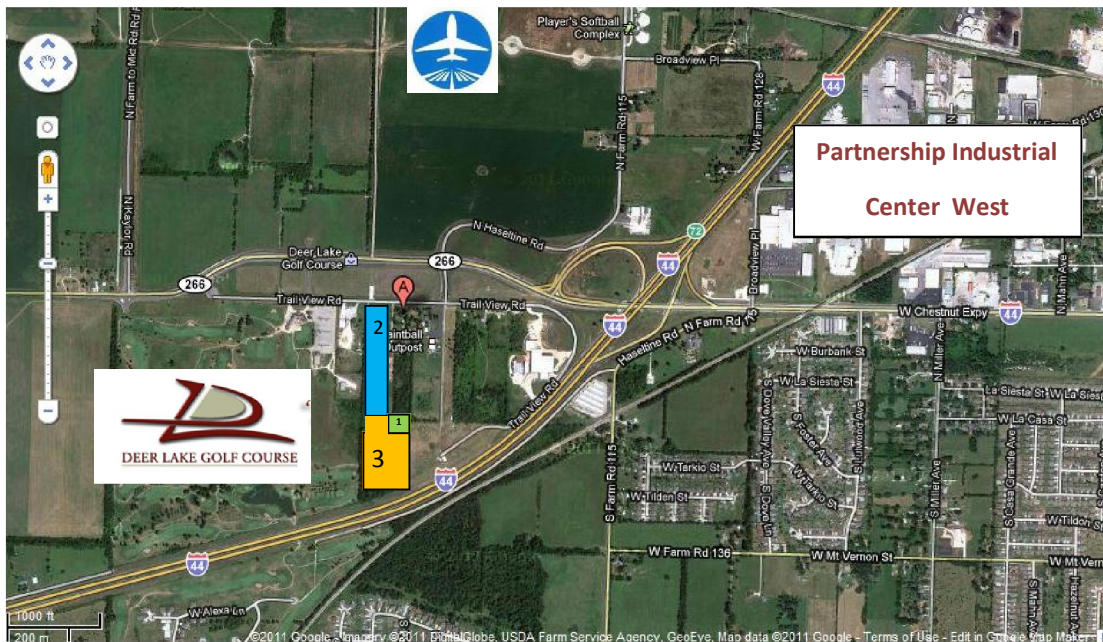


www.billbeall.com

Development Land For Sale

5462 & 5498 W. Hwy 266 (Chestnut Expressway)

Springfield, MO



HIGHLIGHTS

- 14.35 Acres Available - 3 Tracts
- Development Land
- Zoned Greene County C2
- Located along the S. Side of Chestnut Expressway/ Hwy 266

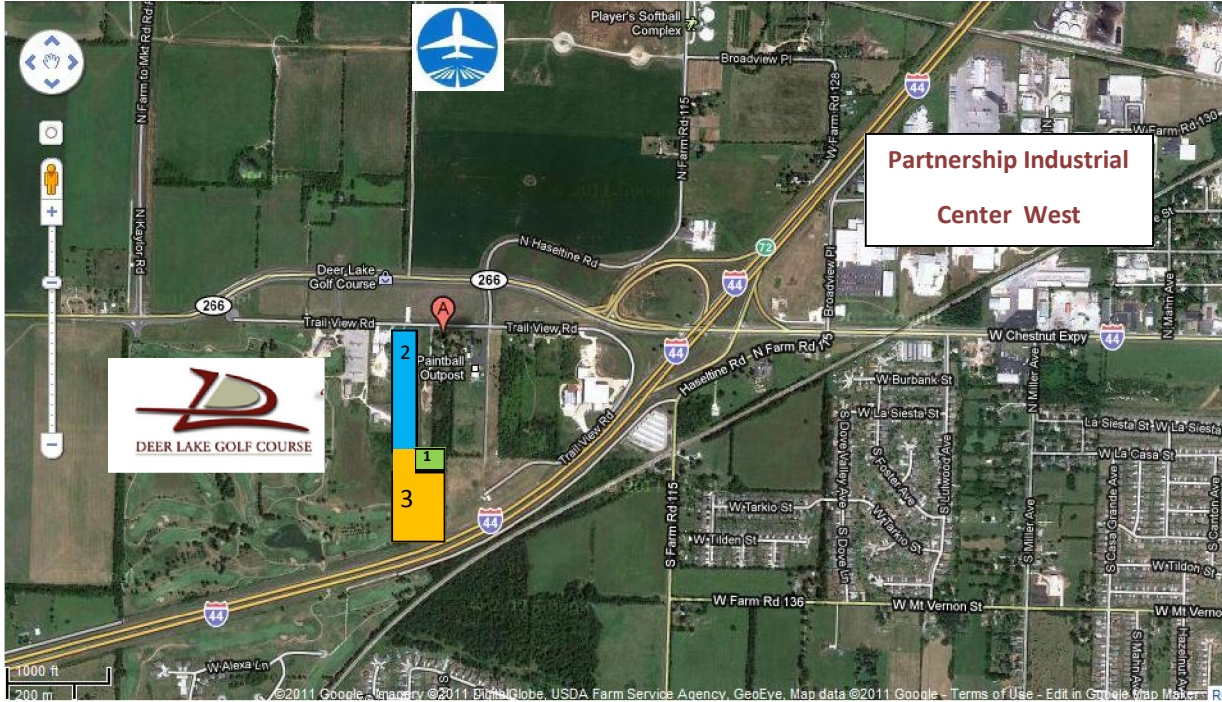
FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

5462 & 5498 W. Hwy 266 (Chestnut Expressway) Springfield, MO



Executive Summary

Development land opportunity close to Deer Lake Golf Course and the new Pilot Flying J Travel Center, high visibility with easy access to I-44.

14.35 Acres ± - 3 Tracts

Tract 1: 0.99 Acres, Zoned C-2

Tract 2: 5.85 Acres, Zoned C-2, Hwy 266 Frontage

Tract 3: 7.51 Acres, Zoned C-2, Excellent I-44 Exposure

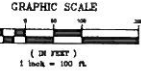
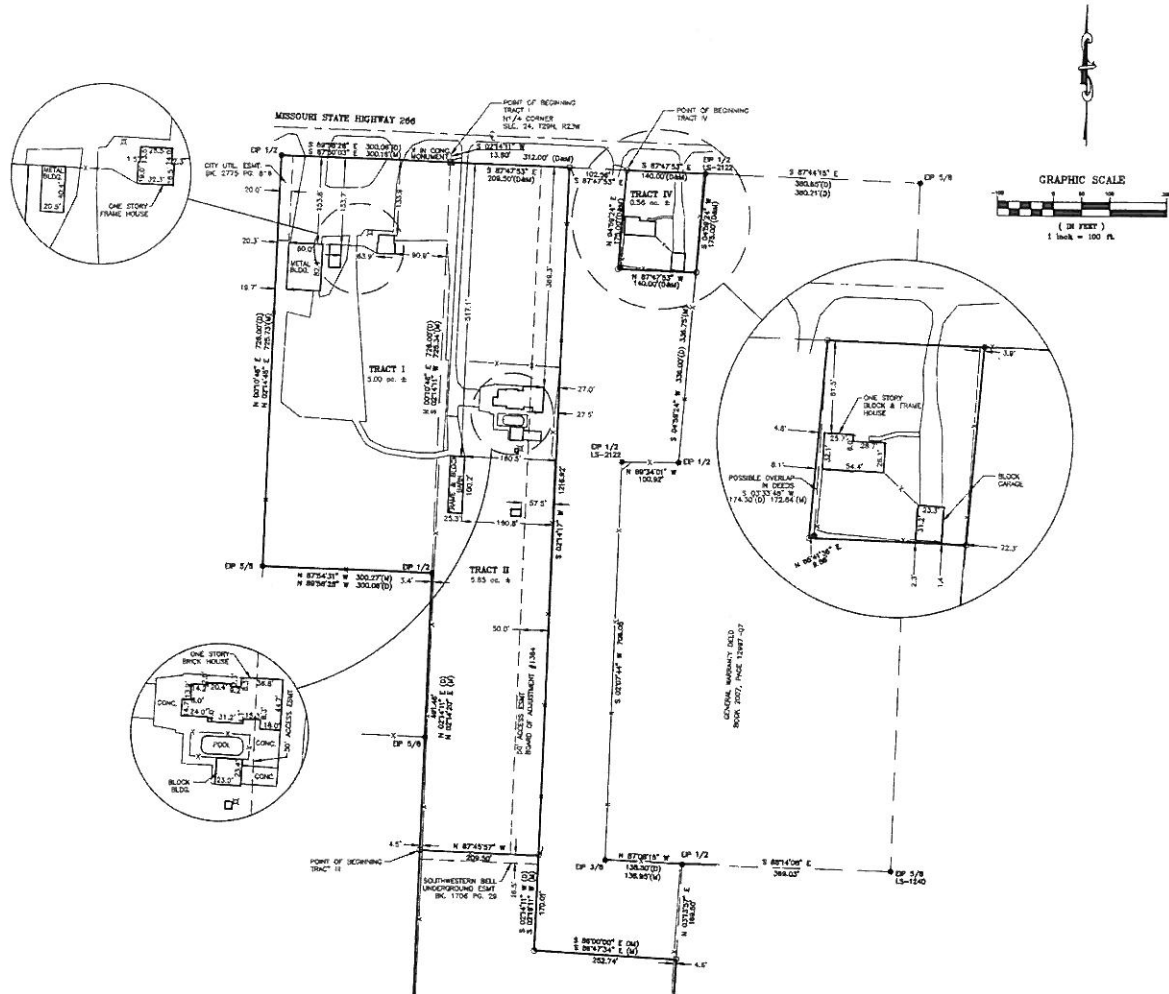
Sales Price: \$740,000.00



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BOUNDARY SURVEY

PART OF THE NE1/4 AND NW1/4 OF SECTION 24, ALL IN TOWNSHIP
29 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPLE MERIDIAN
SPRINGFIELD, GREENE COUNTY, MISSOURI



TRACT I
BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 266, SAID CONCRETE MONUMENT BEING 13.8 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPLE MERIDIAN; THENCE SOUTH 01°46'57\"

TRACT II
ALL OF THE NORTH 1244.8 FEET OF THE WEST 209.5 FEET OF THE FOLLOWING: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 23 WEST, 501.3 FEET NORTH OF THE EXACT CENTER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI; HEAD ON THE NORTH BOUNDARY OF SAID QUARTER; THENCE SOUTH 01°46'57\"

TRACT III
THAT CERTAIN PARCEL, OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 23 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE S 87°41'11\"

TRACT IV
SITUATED IN THE COUNTY OF GREENE, STATE OF MISSOURI, AND DESCRIBED AS FOLLOWS: ALL BEGINNING ON THE SOUTH LINE OF THE HIGHWAY RIGHT-OF-WAY, 112 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI; THENCE EAST 140 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY; THENCE SOUTH 115 FEET; THENCE WEST 140 FEET; THENCE NORTH TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

RECORD TITLE SOURCE

DEED OF TRUST
BOOK 2008, PAGE 1181-08
MINOR SUBDIVISION
BOOK 2008, PAGE 65285-06

BAIS OF BEARINGS

WEST LINE OF TRACT II
BOOK 2008, PAGE 65285-06

CLASSIFICATION OF SURVEY

"URBAN" PROPERTY

- LEGEND**
- EXISTING IRON PIN
 - SET IRON PIN
 - ⊗ EXISTING CONCRETE MONUMENT
 - ⊗ LIGHT POLE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: DARRIN KADOFFE, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Kenneth J. Buchanan
KENNETH J. BUCHANAN, L.S. 2694
DARRIN KADOFFE, L.S. 2694, P.L.L.C. 2007



SURVEYED FOR: HOMETOWN BANK	
SECTIONAL MAP: R 23 W	W.O.#: 211008
DATE: 05-10-2011	DRAWN BY: TRR
CHECKED BY: KJB	REVIEWED:

