



Buyers, Sellers & Land Connected

## 10 ACRES - JACKSON COUNTY, MO



PRICE: \$259,900

ACRES: 10

COUNTY: JACKSON

STATE: MISSOURI

For more information contact:  
**NATE FLYNN**, Land Agent

913.223.0002  
NateFlynn@MidwestLandGroup.com  
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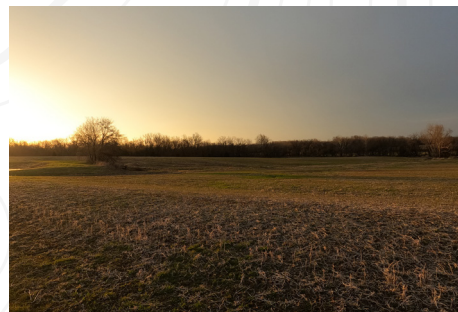
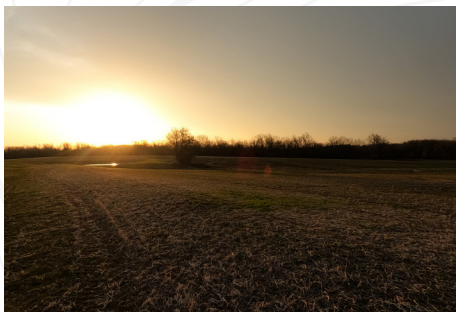
913.223.0002 | NateFlynn@MidwestLandGroup.com | [www.MidwestLandGroup.com](http://www.MidwestLandGroup.com)

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### Beautiful Build Lot

This 10 acres is located less than a mile from downtown Grain Valley, but the view in any direction you look would suggest you are in the middle of the rural Missouri countryside. This mostly open ground is lined with a creek and a tree line along the southern border. There is also a small pond that could be expanded to be a nice size pond to build your house above. The land has a gentle slope away from the entrance of the property to offer the perfect landscape for a walk-out basement and great views of your acreage. Located within agricultural zoning and outside of city limits allows you to build exactly what you want for your dream house. Both electric and Independence city water are available at the road. Building lots with acreage this close to the city are hard to come by, and just like the old saying goes, they aren't making anymore! There are two 10 acre lots side by side and both could be purchased for a really incredible estate.

- Independence city water
- Electric at the road
- Rural feel 1 mile from Grain Valley
- Blacktop access
- Beautiful views
- Agricultural zoning
- Outside city limits
- 1.5 miles from downtown Grain Valley
- Easy highway access
- Nice slope to the land

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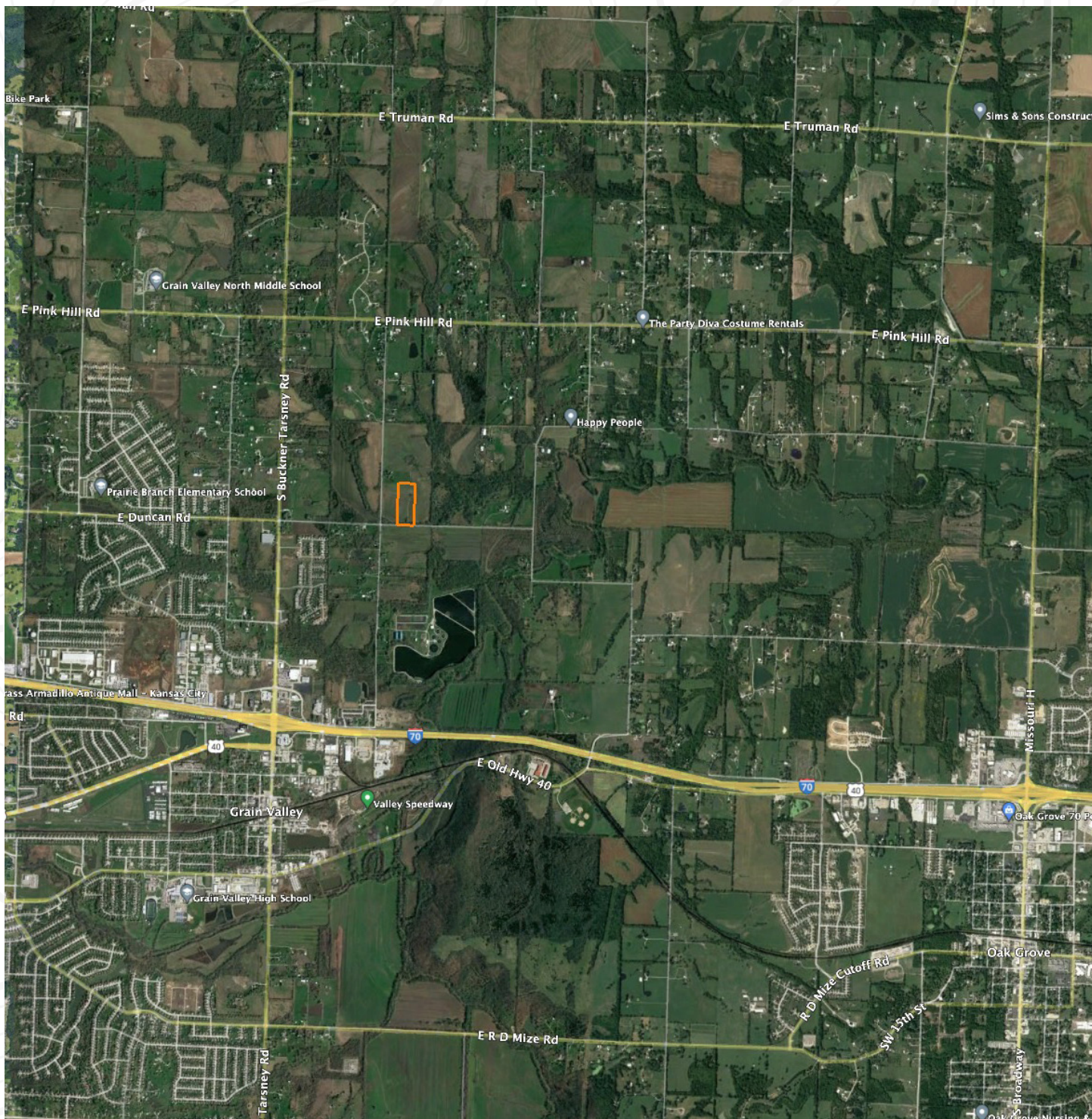
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