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|---|---|---|-----------------------------|---------------------------------------|
| <b>Vacant Land 224010</b>   | <b>1032 Antelope Road, Joplin, MO 64804</b> |   | <b>Status: Active</b>       | <b>List Price: \$347,400</b>          |
| <b>County:</b>  | Newton                                      | <b>Area:</b>  | 03 - Joplin City - SW       |                                       |
| <b>Land Type:</b>   | Commercial                                  | <b>Subdivision:</b>                                 | Wildwood Ranch Dev.         |                                       |
| <b>Age:</b>   |   | <b>Drive Entrances:</b>                             |                             |                                       |
| <b>Total SqFt:</b>  |   | <b>Rd Access/Maint:</b>                             | Access - City; Maint - City |                                       |
| <b>List Price/Acre:</b>   | 30,000                                      | <b>Total Acres:</b>                                 | 11.58                       |                                       |
| <b>Parcel #:</b>  | 18601300000001013                           | <b>Variable Acres:</b>                              | Yes                         |                                       |
| <b>Traffic Count:</b>   | See Remarks                                 | <b>In City Limits:</b>                              | Yes                         |                                       |
| <b>Lot Size:</b>  | 11.58 acres                                 | <b>Road Frontage:</b>                               |                             |                                       |
| <b>Sale/Rent:</b>   | Sale  | <b>Zoning:</b>                                      | C-3                         |                                       |
| <b>Rent/Month:</b>  |   | <b>Taxes Assessed:</b>                              | No                          |                                       |
| <b>Tax Value Available:</b>   | No  | <b>Tax Type:</b>                                    | County Taxes                |                                       |
| <b>No Tax Value Explanation:</b>  | Subdivide                                   | <b>Total Tax:</b>                                   |                             |                                       |
| <b>Elementary School (Subject to Change):</b>   | Carl Junction                               | <b>Middle School (Subject to Change):</b>           | Carl Junction               | <b>School District:</b> Carl Junction |
| <b>Manufactured Allowed:</b>  | No  | <b>Irrigation System:</b>                           |                             | <b>Rail Spur:</b>                     |
|   |   |   |                             | <b>REO:</b> No                        |
| <b>Utilities on Site:</b> Elec - Liberty; Natural Gas; Sewer - City; Water - City   |   |   |                             |                                       |
| <b>Docs on File:</b> Aerial   |   |   |                             |                                       |
| <b>Financing:</b> Cash; Conventional  |   | <b>Outbuildings:</b> None                           |                             |                                       |
| <b>Fencing:</b> None  |   | <b>Possession:</b> At Close                         |                             |                                       |
| <b>Lot Description:</b> Level; Will Divide  |   | <b>Rd Access/Maint:</b> Access - City; Maint - City |                             |                                       |
|   |   | <b>Traffic Count:</b> See Remarks                   |                             |                                       |
| <b>Directions:</b> West on 32nd To Central City Road - South on Antelope - property on East side Wildwood Ranch   |   |   |                             |                                       |
| <b>Public Remarks:</b> Prime location of 11.58 Acres at Wildwood Ranch Development. All utilities on site, ready to build. Ideal for multi-family or commercial development. Wildwood Ranch is 2064 acre master planned development thus offering property value protection. Freeman, Mercy hospital, Downstream Casino and preferred west Joplin location provide a large potential tenant base. First quarter 2022 - 32nd street to be widened to 5 lanes from Schifferdecker to Central City roundabout. (Development Entrance) Currently Zoned C-3 but could be easily down zoned to R-3. |   |   |                             |                                       |



**Listing Provided Courtesy of:** Andrew Bright & Associates 620-313-0127, Lic. # 2022014297



John Hyman  
 Andrew Bright & Associates  
[johnhyman@hotmail.com](mailto:johnhyman@hotmail.com)  
 Office Address: 2318 E. 20th  
 Joplin, MO 64804  
 Phone: 417-437-9051  
 Office Phone: 620-313-0127  
 Cell: 417-437-9051