

Vacant Land 224016	xxx 20th & West of Malang, Joplin, MO 64804		Status: Active	List Price: \$1,750,000
County:	Jasper	Area:	03 - Joplin City - SW	
Land Type:	Commercial	Subdivision:		
Age:		Drive Entrances:		
Total SqFt:		Rd Access/Maint:		
List Price/Acre:	17,500	Total Acres:	100	
Parcel #:	18601300000001013	Variable Acres:	Yes	
Traffic Count:		In City Limits:	Yes	
Lot Size:	irr	Road Frontage:		
Sale/Rent:	Sale	Zoning:		
Rent/Month:		Taxes Assessed:	No	
Tax Value Available:	No	Tax Type:	County Taxes	
No Tax Value Explanation:	subdivide	Total Tax:		
Elementary School (Subject to Change):	Carl Junction	Middle School (Subject to Change):	Carl Junction	School District: Carl Junction
Manufactured Allowed:	No	Irrigation System:		Rail Spur:
				REO: No
Utilities on Site: Natural Gas; Sewer - City; Water - City				
Financing: Cash; Conventional; Lease Option		Possession: At Close		
Lot Description: Cleared; Level; Will Divide				
Directions: West on 20th, property lies west of Malang Road in Wildwood Ranch Development				
Public Remarks: 100 Acres located in Wildwood Ranch Development, the Industrial Park is a first class industrial subdivision. It is an ideal opportunity for warehousing, distribution centers, heavy to light manufacturing or industrial, all with unlimited flex space. Site preparation is minimal and available utilities include high-pressure gas, industrial quantities of water & fiber optic head-in and sewer. The site is located adjacent to the new Empire District Electric Company State Power Plant, making it attractive for all types of industrial or commercial use. Can be subdivided to fit any user. (5 acre minimum).				



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



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