

AVAILABLE FOR SALE



OFFERING MEMORANDUM

**12.67+/- Acre Residential Tract
(North Farm Road 127 Springfield MO, 65807)**

PRESENTED BY:

Sam R. Craft - B.S., REALTOR

cell: 417-955-1232

email: samcraft@reececommercial.com



REECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

SUMMARY:



Reece Commercial Real Estate is pleased to present, on behalf of the ownership, this primely located 12.67 +/- acre tract immediately outside of Springfield and all of its amenities.

This site lays level with frontage on 3 sides. Utilities for residential development are within the site or very near its boundaries with a new sewer and water extension servicing a 2025 R-SF development directly across the street.

Currently zoned Greene County R-1, the code allows for minimum lot sizes of 10,000 square feet for structures on public water and sewer and 3 acre minimums for parcels choosing to be serviced with private water and septic.

Ease of restriction and low cost of development make this an attractive site for up to 4+/- 3 acre executive residential lots.

Information:

ACREAGE.....12.67+/- acres
LAND USE..... Residential Development
UTILITIES..... E,W,S,G
OFFERING PRICE..... **\$285,750**

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SUMMARY:



Information:

- SOIL - GOSS WILDERNESS
- CURRENT ZONING: R-1
- ADJACENT "TURNER FIELD" DEVELOPMENT
- CLEAR/GENTLE TOPOGRPAHY

Springfield Missouri is the largest city in the Ozarks region and the 3rd largest in the state of Missouri. It boasts a diverse economy with healthcare, manufacturing, retail, and tourism being major revenue streams. Missouri State University, amongst others is a central hub to attract a talented labor force and thus a strong housing market.

PRESENTED BY:

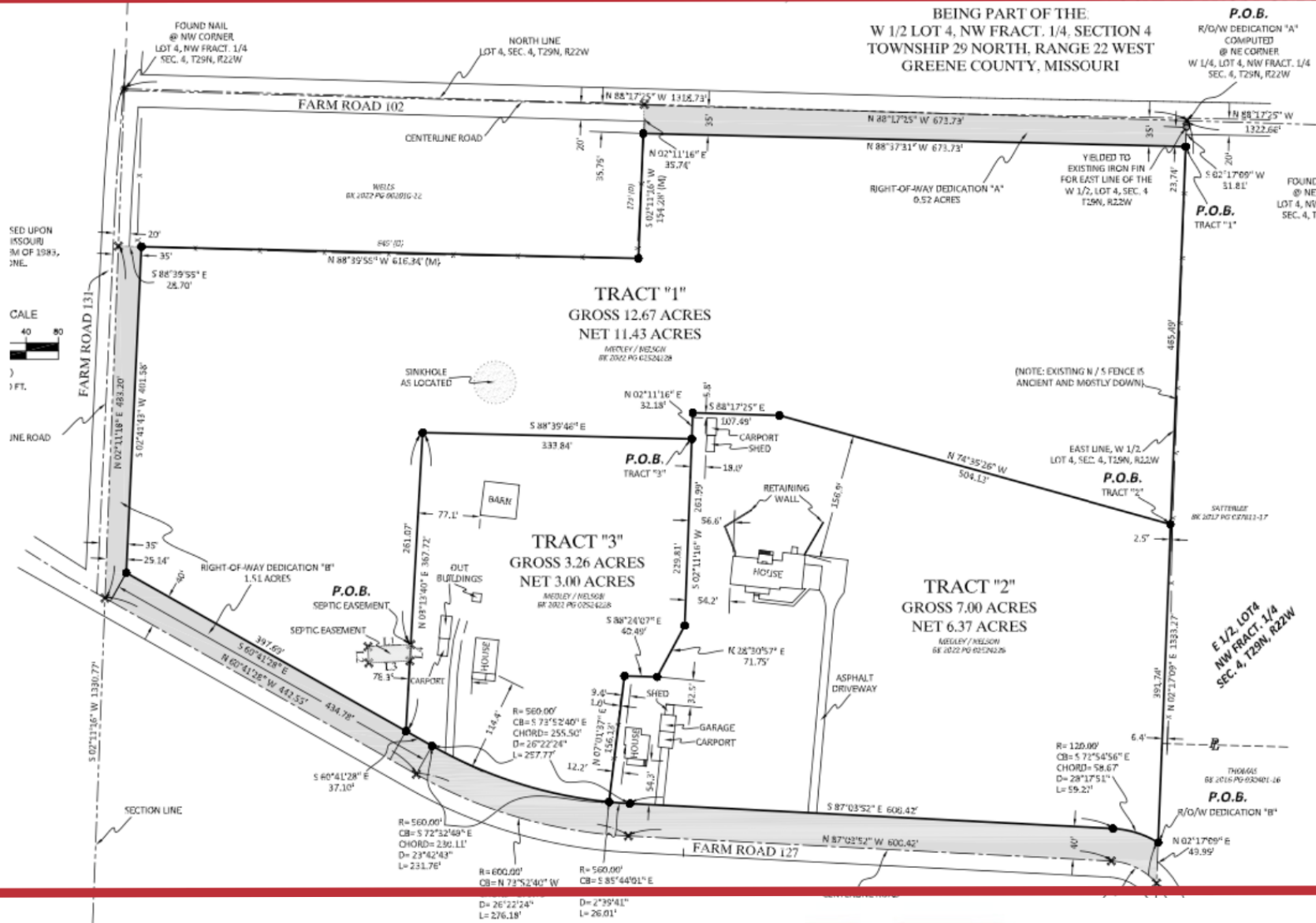
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PHOTO:



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1/2 LOT 4, NW FRACT. 1/4, SEC. 4, T29N, R22W



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NATURAL GAS:



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BROKER BIO:

Sam Craft is a detail oriented real estate practitioner who practices in the Southwest Missouri area. He has a proven portfolio of acquisition and disposition brokerage in several market sectors. His strong suits are Geographical Information Systems (GIS), land-use planning, due diligence facilitation, unique contract agreements, and financial analysis.

Upon graduating from Missouri State University with a B.S. in Natural Resources - Sam continued to advise his clientele with real estate and its subsequent soil, water, and biomass implications. This expertise is crucial in representing landowners, agricultural producers, developers, and in the timber brokerage business which Sam merged with real estate brokerage in 2022.

Mr. Craft has continued his education in addition to that of Missouri State University by way of graduating CCIM's (Certified Commercial Investment Member) Financial Underwriting Course CI-101, and is currently working to receive a certificate in real estate development through Cornell University. He is a member of Realtor's Land Institute (RLI) and aims to become an Accredited Land Consultant (ALC); a land brokers highest achievement. In addition to RLI, Sam holds membership with the Missouri Consulting Foresters Association, Missouri Cattlemen's, Missouri Forage & Grasslands Council, NAR, & GSBOR/Flex-MLS.



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