



**900 Enterprise Road**  
Butler, MO 64730

**County:** Bates  
**Property Type:** Industrial  
Distribution Warehouse  
**Building Size:** 20,000 SF  
**Price:** \$295,000  
**Price/SF:** \$14.75/SF  
**Status:** Active  
**LoopNet ID:** 16254781

<http://listing.loopnet.com/16254781>

- Outstanding 20,000 Shell Building
- High Quality Construction
- Quality Area Labor Force and Manufacturing Base
- Excellent Industrial Park Location
- Accessible to US 71 Highway and Local Airport

#### **Property Description**

The Property is a 20,000 S.F. industrial spec or "shell" building sitting on 5.57 acres. The building is steel frame construction and is insulated. It contains an MR-24 standing seam metal roof. All utilities are available at the site. As a shell building, there is no finished office space, HVAC, plumbing, electrical, etc. Basic lighting is provided currently. The floor is currently graveled.

#### **Location Description**

The Property is located in the Butler Industrial Park in Butler, Missouri. The Property is located just east of US 71 Highway on the north side of Butler. Butler is the county seat of Bates County and is located approximately one hour south of Kansas City and one hour north of Joplin, Missouri. US 71 is a four-lane highway which will eventually be upgraded to Interstate status. Butler's population is slightly greater than 4,000 persons. The community has a reasonably strong industrial base with tenants such as Thorco, Russell Stovers Candies, Mr. Longarm, and Ward Paper Box.

**Financial Summary**

No Financial Information provided.

**Debt & Equity Information**

No Debt & Equity Information provided.



**200 N 2nd Street**  
Drexel, MO 64742

**County:** Bates  
**Property Type:** Special Purpose  
Special Purpose (Other)  
**Building Size:** 5,600 SF  
**Price:** \$139,000  
**Price/SF:** \$24.82/SF  
**Status:** Active  
**LoopNet ID:** 16355351

<http://listing.loopnet.com/16355351>

- 3 bay self-service car wash

**Property Description**

Tract A: \$139,000 Tract A is approximately 14,810 square feet of land which includes a 3 bay 5600 sf self-service car wash located in Drexel, Missouri. The car wash is the newest of two located within Drexel and is believed to have built in 1999. Tract A and Tract B were purchased together in late 2001 for \$165,000. The seller will assist the new buyer for a 90 day period. Purchase price includes all land, equipment, inventory and supplies.

**Location Description**

200 N. 2nd Street Drexel, MO

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.



**204 N 2nd Street**  
Drexel, MO 64742

**County:** Bates  
**Property Type:** Land  
 Industrial (land)  
**Price:** \$19,000  
**Status:** Active  
**LoopNet ID:** 16355343

<http://listing.loopnet.com/16355343>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
<b>B</b>	<b>\$19,000</b>	<b>(\$13,014/Acres)</b>	<b>1.46 Acres</b>			<b>Industrial (land)</b>

#### Property Description

Tract B is approximately 63,597 square feet of land which is zoned Industrial. The ideal plan for this tract is to build storage units, which would produce a significant increase in revenue. There are a couple of storage unit locations spread out in Drexel, many of which are believed to be operating at or near full occupancy. These proposed storage units will be easily seen from 2nd street, next door to Casey's convenience store on the main street into Drexel from the north, thereby giving them a visible advantage.

#### Location Description

200 N. 2nd Street, Drexel, MO

**Debt & Equity Information**

No Debt & Equity Information provided.



**225 N 14th Street**  
Rich Hill, MO 64779

<b>County:</b>	Bates
<b>Property Type:</b>	Retail Free Standing Bldg
<b>Building Size:</b>	2,000 SF
<b>Price:</b>	\$150,000
<b>Price/SF:</b>	\$75.00/SF
<b>Status:</b>	Active
<b>LoopNet ID:</b>	16085417

<http://listing.loopnet.com/16085417>

#### Property Description

Located right at the Rich Hill, Missouri exit on U.S. 71 (which looks like it is soon to be Interstate 49). The property features a 7 year old maintenance-free building bordered by attractive white vinyl fencing. Building has dual ac/heat, and is surrounded by a gravel & asphalt lot with good visual exposure from 71 Highway. Suitable for car lot, boat/rv sales, real estate office, etc. Currently has existing exterior lot lights making night display possible as well. Location is bordered by supermarket, C-store, and restaurant, and is 1/2 block from medical clinic and other active retail businesses creating high traffic from both off-highway and local movement. Attractively designed for two smaller tenant/businesses or the potential exists for expansion and could accommodate a variety of other needs. (Note: One of the current tenants is a thriving pizza carryout business that has a very good reputation and following. This business could be purchased to remain with the property. See additional information on their website @ [www.MyCruisersPizza.com](http://www.MyCruisersPizza.com)) Seller is VERY MOTIVATED and WANTS AN OFFER!!!

#### Location Description

Located approximately 1 hour south of KC and 1 hour north of Joplin, and in an area of southwest Missouri that is notorious for outdoor sporting activities. It is full of lakes, hunting, and Missouri Department of Conservation facilities. Specifically, the nationally renowned August Busch/Four Rivers Wildlife refuge consists of 14,000 acres of duck hunting wetlands (only 4 miles away) that draws sportsmen from across the U.S. Don't pass up this PRIME "interstate" potential! Owner wants to retire and will look at all reasonable offers.

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.





## 707 Rice Road Butler, MO 64730

<b>County:</b>	Bates
<b>Property Type:</b>	Industrial Manufacturing
<b>Building Size:</b>	57,200 SF
<b>Clear Ceiling Height:</b>	25 Ft.
<b>Price:</b>	\$1,250,000
<b>Price/SF:</b>	\$21.85/SF
<b>Status:</b>	Active
<b>LoopNet ID:</b>	16070249

<http://listing.loopnet.com/16070249>

- Ceiling height ranges from 12 to 25
- Rail spur potential
- Two 8'X8' docks; Seven 8'X10' docks; One 12'X12' DI Door
- Trailer parking for 16+ w/concrete dolly pads

### Property Description

57,200 SF building with 3,600 SF office previously occupied by Mars for pet food manufacturing. Mars will not sell building to another pet food manufacturer. There is rail spur potential. Includes heavy electric service. Sits on 17 acres for expansion. Immediate access to 71 Highway.

### Location Description

Butler, MO is one hour south of Kansas City on 71 Highway.

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.

Trailer Parking: Yes



**707 Rice Road**  
Butler, MO 64730

**County:** Bates  
**Property Type:** Industrial  
Manufacturing  
**Building Size:** 57,200 SF  
**Dock High Doors:** 9  
**Grade Level Doors:** 1  
**Price:** \$1,250,000  
**Price/SF:** \$21.85/SF  
**Status:** Active  
**LoopNet ID:** 16068254

<http://listing.loopnet.com/16068254>

**Property Description**

3,600 SF Office, Ceiling Height 12' - 25', 2 Docks 8' X 8', 7 Docks 8' X 10' with dock packages, 1 Drive-In door 12' X 12', Rail spur potential, 4000 AMP 3 Phase Electrical Service, Trailer parking for 16 + with concrete dolly pads, Expansion Land, Close to Highway 71

**Location Description**

707 Rice Road Butler, MO 64730

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.

Trailer Parking: Yes



111 N 1st St  
Drexel, MO 64742

**County:** Bates  
**Property Type:** Retail  
Retail (Other)  
**Building Size:** 3,000 SF  
**Price:** \$125,000  
**Price/SF:** \$41.67/SF  
**Status:** Active  
**LoopNet ID:** 16025930

<http://listing.loopnet.com/16025930>

#### Property Description

Seller has been running Auto service from location and will consider selling equipment minus personal tools for additional 55K. Building has office area, storage and utility room with restroom. Added storage building at rear, 3 overhead doors for access. At this time the only heat is in the utility room w/a small heater. PLEASE secure door to keep heat in room. Security code will be given with lockbox code. Electric panel in utility room needs to have the single pole breakers on the right flipped on to turn on lights in shop.

#### Location Description

Please reset security alarm, turn off breakers & close utility room door.

**Financial Summary**

No Financial Information provided.

**Debt & Equity Information**

No Debt & Equity Information provided.



**4 E 341st Street**  
 Drexel, MO 64742

**County:** Bates  
**Property Type:** Land  
 Residential (land)  
**Lot Size:** 31.00 Acres  
**Price:** \$599,000  
**Price/Acre:** \$19,323  
**Status:** Active  
**LoopNet ID:** 15910496

<http://listing.loopnet.com/15910496>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
1	\$599,000	(\$19,323/Acres)	31.00 Acres		19322.580078125	Residential (land)

**Property Description**

HUGE REDUCTION! Owner Financing available. After a very short drive from the KC metro area the first hint that you are about to see something special and unique is when you turn onto the road marked dead end . The property is supposed to be secluded and this is clearly not a property where through traffic is going to be a problem. At the end of the road you take a final right turn and face the long driveway to this spectacular home. Framed along the road by two stone markers on either side of the drive you see a glimpse of this magnificently landscaped home and setting in the distance. The house is a magnificent massive 1 story log home that captures the imagination. It sits on the shores of small but deep and clear lake that is loaded with fish. There is impressive stone landscaping surrounding the house that mirrors the large wrap around porch that runs the length and breadth of the house. The lawn is impeccable, the landscaping is perfect and the entire setting is reminiscent of a scene out of Western movie. Even the borders are impressive as the house has the Missouri Kansas State line as its western border. Entering the house is a mixture of old west charm an

**Location Description**

**Debt & Equity Information**

No Debt & Equity Information provided.





**HWY 71 Outerloop Road  
Butler, MO 64730**

**County:** Bates  
**Property Type:** Land  
 Residential (land)  
**Lot Size:** 12.66 Acres  
**Price:** \$99,000  
**Price/Acre:** \$7,820  
**Status:** Active  
**LoopNet ID:** 15907405

<http://listing.loopnet.com/15907405>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
1	\$99,000	(\$7,820/Acres)	12.66 Acres		7819.9052734375	Residential (land)

**Property Description**

For more information on this property visit [www.deerpond.info](http://www.deerpond.info). If youve been looking for that perfect country home site within easy driving distance of KC look no further. While this is a 12.66 acre property its hard to describe all the varied terrain and features that you can find in less than 13 acres. Usually you have to have 80 acres or more to find all the varied land that you have in this tract. So to start you have a property that is secluded, yet has a view of two states. You have a property easy to get from a major highway that is hidden and private. You have perfect site to build a home on hill overlooking a pond, or you can build on a plateau overlooking a scenic view. When it comes to describing your country dream property how many of these features were just what you were looking for? Must be easy to get to from major highways. Needs to be within an hours drive of KC. Has to have lots of beautiful timber. You need a beautiful and scenic pond. You want lots of wildlife. You would like some spectacular views. You want to make sure the neighbors are as interested in keeping their property pristine as are you. Did we miss anything? This property is part of a countr

**Location Description**

**Debt & Equity Information**

No Debt & Equity Information provided.