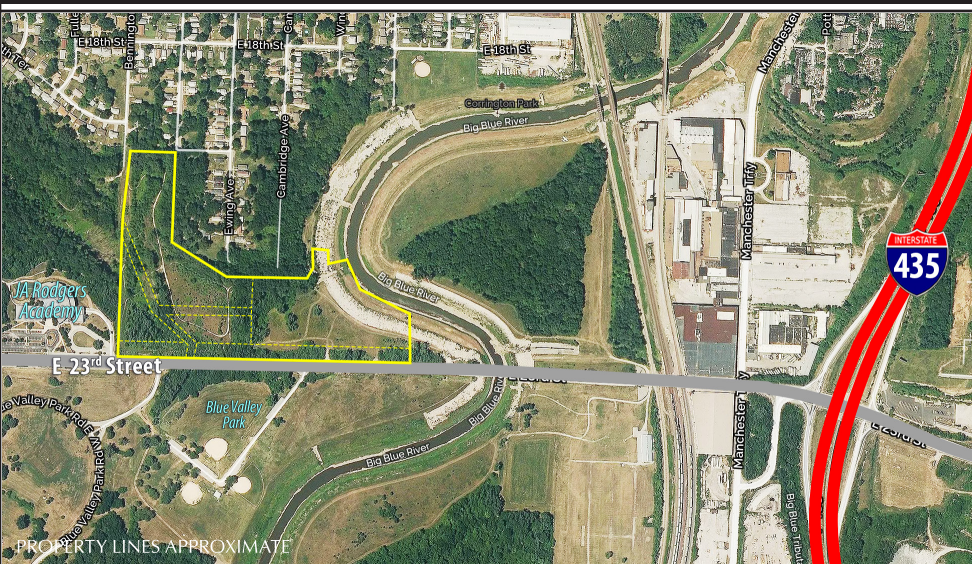


DEVELOPMENT LAND ONLINE AUCTION

ONLINE BIDDING ENDS:
THURSDAY, FEBRUARY 23, 2017 - 3:00 P.M.

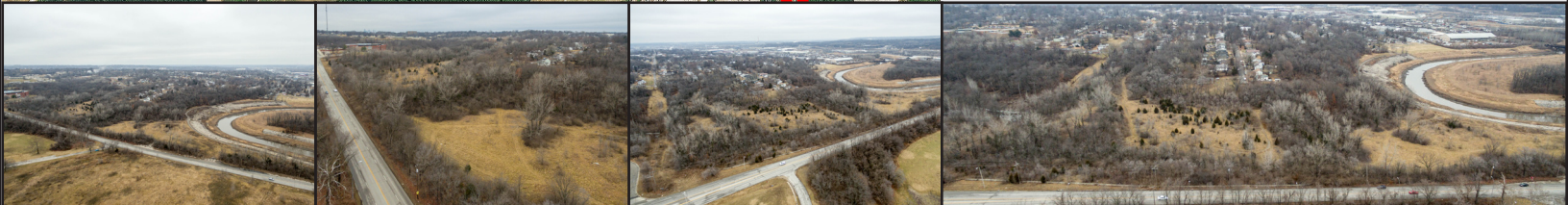
6801 - 7001 E. 23rd Street, Kansas City, Missouri 64126



24+/- ACRES WITH QUICK METRO AREA ACCESS

Sells Online with No Reserve!

Located on E 23rd Street just west of I-435, these six parcels are zoned for commercial, industrial and residential uses, all utilities are available, great frontage. 24 acres sell as one tract without reserve to highest online bidder!



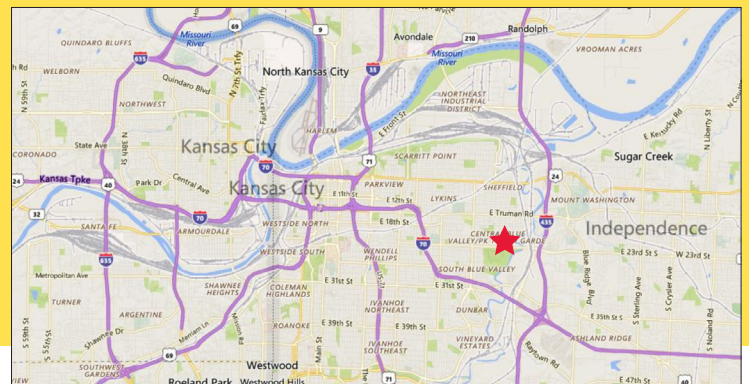
PROPERTY FEATURES:

ACRES	24.42+/-
FRONTAGE	1,773 ft
TRAFFIC VOLUME	9,838 VPD (MODOT 2015)
ZONING	Commercial, Residential and Industrial
UTILITIES	All utilities available
TOPOGRAPHY	Generally Level / Varied
CURB CUTS	2 on E 23 rd St.
LOCATION	Immediate access to entire Metro area via I-435
RESERVE	NONE! Sells to the highest bidder online.

PARCEL DETAILS

28-610-13-39-00-0-00-000	(2016 tax \$2,032.44)
28-610-19-22-01-0-00-000	(2016 tax \$2,854.44)
28-610-19-01-00-0-00-000	(2016 tax \$ 6.96)
28-610-13-36-00-0-00-000	(2016 tax \$ 7.44)
28-610-13-38-02-0-00-000	(2016 tax \$1,024.81)
28-610-13-35-00-0-00-000	(2016 tax \$35.38)

All information obtained from County Tax Records



DIRECTIONS TO PROPERTY:
I-435 to 23rd St. (exit 61), west to property on right. Just east of JA Rodgers Academy, across from Blue Valley Park.

2 EASY WAYS TO BUY!

1. **MAKE AN OFFER IN ADVANCE**
Call 816.781.1134 for details.
Subject to auction terms.

2. **BID ONLINE**
Advance registration required.
www.CatesAuction.com



Ray Bucklew
Cates Auction & Realty Co., Inc.
(816) 695-2163
Ray@CatesAuction.com

MLS# 2026080 / 2% BAC OFFERED!

SITE INSPECTION:
Thursday, February 9th, 11-1 p.m.



CATES AUCTION REAL ESTATE COMPANY
816.781.1134 www.CatesAuction.com

In proud cooperation with



Newmark Grubb
Zimmer