



**BLUEBIRD**  
LAND VENTURES

# OFFERING MEMORANDUM

MO – TANEY  
APN 08-1.0-11-001-032-006.000

BY OWNER-AGENT. A principal(s) of BREG Land Holdings, LLC, dba Bluebird Land Ventures, is a MO real estate licensee, transacting solely on the company's behalf.

CURRENT AS OF 29 MAY 2024



10 May 2024

Dear Sir/Madam

Thank you for considering Bluebird Land Ventures as your partner in real estate! As a **private, veteran-owned real estate investment company**, we take pride in our commitment to integrity, community, and service.

### Why Choose Bluebird Land Ventures?

1. **Integrity:** Our offering memorandum is meticulously crafted to provide you with all the essential information upfront. No hidden traps, no secret passages—just straightforward details to empower your decision-making process.
2. **Community:** We believe in the strength of community. Whether you're envisioning a cozy cabin, a sprawling ranch, or a serene plot of land, we're here to help you find your nest. Our goal isn't just to sell properties; it's to promote thriving communities where you'll feel right at home.
3. **Service:** As a veteran-owned company, we understand the value of service. Our team stands ready to assist you every step of the way. Have questions? Curiosities? We've got your six. And to respect your time, we've made our offering memorandum comprehensive, so you won't need a lengthy discovery call.

### What's Inside the Offering Memorandum?

- **Complete Transparency:** From property specifications to neighborhood insights, we've left no stone unturned. Consider it your real estate roadmap—no need to play detective. And, for a look at a real map of your property, the online listing at [buybluebird.land](https://buybluebird.land) has an interactive map that will show everything from city limits to flood zones. Moreover, we maintain an ownership interest in the properties we offer.

### Two Paths to Your Dream Property

1. **Cash Option:** The express route for those ready to fly away with this deal. Cash in hand, deed in pocket—let's make it happen swiftly.
2. **Seller Financing Option:** Choose from two flexible financing options tailored to your plan.

We are excited about the opportunity to work with you. Feel free to follow the specific contact instructions for this listing to speak with a member of our team about getting your purchase started!

With warm regards,

Josh Travis  
Founder and President

3 Attachments:  
Purchase Options  
Sample Seller Financing Amortization and Payment Schedule  
Full Property Due Diligence Report

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# PURCHASE OPTIONS

As part of our commitment to easy and transparent transactions, we are offering the following purchase options for this property:

## PROPERTY DETAILS

APN: 08-1.0-11-001-032-006.000  
Legal Description: Merriam Woods Greenwood Lts 4 & 5 Blk 3 Merriam Woods Village

### OPTION 1 - CASH PURCHASE

Price = \$ 5,723.00

### OPTION 2 - SELLER FINANCING A

Price =	\$	5,900.00
APR =		12.00%
Term (yrs) =		5
Down Payment =	\$	3,753.39
Loan Document Charge =	\$	300.00
Payment Due Date (day):		1st
Grace Period (# of days):		1
Monthly Servicing Fee:	\$	35.00
Late Fee:	\$	50.00
Return Check/Payment Fee:	\$	50.00
Annual Base/Property Taxes:	\$	73.47
Annual HOA/POA Fees:	\$	-

### OPTION 3 - SELLER FINANCING B

Price =	\$	5,900.00
APR =		15.00%
Term (yrs) =		2
Down Payment =	\$	1,180.00
Loan Document Charge =	\$	300.00
Payment Due Date (day):		1st
Grace Period (# of days):		1
Monthly Servicing Fee:	\$	35.00
Late Fee:	\$	50.00
Return Check/Payment Fee:	\$	50.00
Annual Base/Property Taxes:	\$	73.47
Annual HOA/POA Fees:	\$	-

**NOTE 1:** Our seller financing options come with no prepayment penalty and a fixed interest rate. Both options are amortized over 30 years with a balloon payment required at the end of the term. A sample Amortization Schedule for each of the above options is included in the offering memorandum for reference only. The financing terms herein are draft and, in all cases, the final terms will only be contained in the final Promissory Note. All financing offered by Bluebird Land Ventures is done in a private capacity only, and private loans made by the company will be secured via Deed of Trust or other similar legal instrument. Loan Document Charge is due at closing. Buyer will be responsible for the payment of all post-purchase taxes and fees, including HOA/POA fees, upon conveyance of the property.

**NOTE 2:** Taxes and any assessments for the current year, as well as all closing costs/fees, shall be paid by the Buyer. The Buyer shall also be responsible for obtaining/paying for their own title insurance. (A useful estimate assumption is \$500 for closing costs/fees and \$1000 for title insurance.)

Balloon Loan Amortization Schedule

Loan Date: Jun 20, 2024  
Principal: \$2,146.61  
# of Payments: 60  
Interest Rate: 12.00%  
Monthly Payment: \$22.08  
Balloon Payment: \$2,096.45

Schedule of Payments					
Payment	Date	Principal	Interest	Payment	Balance
1	Jul 20, 2024	\$0.62	\$21.46	\$22.08	\$2,145.99
2	Aug 20, 2024	\$0.62	\$21.46	\$22.08	\$2,145.37
3	Sep 20, 2024	\$0.63	\$21.45	\$22.08	\$2,144.74
4	Oct 20, 2024	\$0.64	\$21.44	\$22.08	\$2,144.10
5	Nov 20, 2024	\$0.64	\$21.44	\$22.08	\$2,143.46
6	Dec 20, 2024	\$0.65	\$21.43	\$22.08	\$2,142.81
Year	2024	\$3.80	\$128.71	\$132.51	\$2,142.81
7	Jan 20, 2025	\$0.66	\$21.42	\$22.08	\$2,142.15
8	Feb 20, 2025	\$0.66	\$21.42	\$22.08	\$2,141.49
9	Mar 20, 2025	\$0.67	\$21.41	\$22.08	\$2,140.82
10	Apr 20, 2025	\$0.68	\$21.40	\$22.08	\$2,140.14
11	May 20, 2025	\$0.68	\$21.40	\$22.08	\$2,139.46
12	Jun 20, 2025	\$0.69	\$21.39	\$22.08	\$2,138.77
13	Jul 20, 2025	\$0.70	\$21.38	\$22.08	\$2,138.07
14	Aug 20, 2025	\$0.70	\$21.38	\$22.08	\$2,137.37
15	Sep 20, 2025	\$0.71	\$21.37	\$22.08	\$2,136.66
16	Oct 20, 2025	\$0.72	\$21.36	\$22.08	\$2,135.94
17	Nov 20, 2025	\$0.73	\$21.35	\$22.08	\$2,135.21
18	Dec 20, 2025	\$0.73	\$21.35	\$22.08	\$2,134.48
Year	2025	\$8.33	\$256.68	\$265.01	\$2,134.48
19	Jan 20, 2026	\$0.74	\$21.34	\$22.08	\$2,133.74
20	Feb 20, 2026	\$0.75	\$21.33	\$22.08	\$2,132.99
21	Mar 20, 2026	\$0.75	\$21.33	\$22.08	\$2,132.24
22	Apr 20, 2026	\$0.76	\$21.32	\$22.08	\$2,131.48
23	May 20, 2026	\$0.77	\$21.31	\$22.08	\$2,130.71
24	Jun 20, 2026	\$0.78	\$21.30	\$22.08	\$2,129.93
25	Jul 20, 2026	\$0.79	\$21.29	\$22.08	\$2,129.14
26	Aug 20, 2026	\$0.79	\$21.29	\$22.08	\$2,128.35
27	Sep 20, 2026	\$0.80	\$21.28	\$22.08	\$2,127.55
28	Oct 20, 2026	\$0.81	\$21.27	\$22.08	\$2,126.74
29	Nov 20, 2026	\$0.82	\$21.26	\$22.08	\$2,125.92
30	Dec 20, 2026	\$0.83	\$21.25	\$22.08	\$2,125.09
Year	2026	\$9.39	\$255.62	\$265.01	\$2,125.09
31	Jan 20, 2027	\$0.83	\$21.25	\$22.08	\$2,124.26
32	Feb 20, 2027	\$0.84	\$21.24	\$22.08	\$2,123.42

33	Mar 20, 2027	\$0.85	\$21.23	\$22.08	\$2,122.57
34	Apr 20, 2027	\$0.86	\$21.22	\$22.08	\$2,121.71
35	May 20, 2027	\$0.87	\$21.21	\$22.08	\$2,120.84
36	Jun 20, 2027	\$0.88	\$21.20	\$22.08	\$2,119.96
37	Jul 20, 2027	\$0.88	\$21.20	\$22.08	\$2,119.08
38	Aug 20, 2027	\$0.89	\$21.19	\$22.08	\$2,118.19
39	Sep 20, 2027	\$0.90	\$21.18	\$22.08	\$2,117.29
40	Oct 20, 2027	\$0.91	\$21.17	\$22.08	\$2,116.38
41	Nov 20, 2027	\$0.92	\$21.16	\$22.08	\$2,115.46
42	Dec 20, 2027	\$0.93	\$21.15	\$22.08	\$2,114.53
<b>Year</b>	<b>2027</b>	<b>\$10.56</b>	<b>\$254.45</b>	<b>\$265.01</b>	<b>\$2,114.53</b>
43	Jan 20, 2028	\$0.94	\$21.14	\$22.08	\$2,113.59
44	Feb 20, 2028	\$0.95	\$21.13	\$22.08	\$2,112.64
45	Mar 20, 2028	\$0.96	\$21.12	\$22.08	\$2,111.68
46	Apr 20, 2028	\$0.97	\$21.11	\$22.08	\$2,110.71
47	May 20, 2028	\$0.98	\$21.10	\$22.08	\$2,109.73
48	Jun 20, 2028	\$0.99	\$21.09	\$22.08	\$2,108.74
49	Jul 20, 2028	\$1.00	\$21.08	\$22.08	\$2,107.74
50	Aug 20, 2028	\$1.01	\$21.07	\$22.08	\$2,106.73
51	Sep 20, 2028	\$1.02	\$21.06	\$22.08	\$2,105.71
52	Oct 20, 2028	\$1.03	\$21.05	\$22.08	\$2,104.68
53	Nov 20, 2028	\$1.04	\$21.04	\$22.08	\$2,103.64
54	Dec 20, 2028	\$1.05	\$21.03	\$22.08	\$2,102.59
<b>Year</b>	<b>2028</b>	<b>\$11.94</b>	<b>\$253.07</b>	<b>\$265.01</b>	<b>\$2,102.59</b>
55	Jan 20, 2029	\$1.06	\$21.02	\$22.08	\$2,101.53
56	Feb 20, 2029	\$1.07	\$21.01	\$22.08	\$2,100.46
57	Mar 20, 2029	\$1.08	\$21.00	\$22.08	\$2,099.38
58	Apr 20, 2029	\$1.09	\$20.99	\$22.08	\$2,098.29
59	May 20, 2029	\$1.10	\$20.98	\$22.08	\$2,097.19
60	Jun 20, 2029	\$0.74	\$20.97	\$21.71	\$2,096.45
<b>Year</b>	<b>2029</b>	<b>\$6.14</b>	<b>\$126.00</b>	<b>\$132.14</b>	<b>\$2,096.45</b>
<b>Totals</b>		<b>\$50.16</b>	<b>\$1,274.54</b>	<b>\$1,324.70</b>	<b>\$2,096.45</b>

Balloon Loan Amortization Schedule

Loan Date: Jun 20, 2024  
Principal: \$4,720.00  
# of Payments: 24  
Interest Rate: 15.00%  
Monthly Payment: \$59.68  
Balloon Payment: \$4,701.06

Schedule of Payments					
Payment	Date	Principal	Interest	Payment	Balance
1	Jul 20, 2024	\$0.68	\$59.00	\$59.68	\$4,719.32
2	Aug 20, 2024	\$0.69	\$58.99	\$59.68	\$4,718.63
3	Sep 20, 2024	\$0.70	\$58.98	\$59.68	\$4,717.93
4	Oct 20, 2024	\$0.71	\$58.97	\$59.68	\$4,717.22
5	Nov 20, 2024	\$0.72	\$58.96	\$59.68	\$4,716.50
6	Dec 20, 2024	\$0.73	\$58.95	\$59.68	\$4,715.77
Year	2024	\$4.23	\$353.87	\$358.10	\$4,715.77
7	Jan 20, 2025	\$0.74	\$58.94	\$59.68	\$4,715.03
8	Feb 20, 2025	\$0.75	\$58.93	\$59.68	\$4,714.28
9	Mar 20, 2025	\$0.75	\$58.93	\$59.68	\$4,713.53
10	Apr 20, 2025	\$0.76	\$58.92	\$59.68	\$4,712.77
11	May 20, 2025	\$0.77	\$58.91	\$59.68	\$4,712.00
12	Jun 20, 2025	\$0.78	\$58.90	\$59.68	\$4,711.22
13	Jul 20, 2025	\$0.79	\$58.89	\$59.68	\$4,710.43
14	Aug 20, 2025	\$0.80	\$58.88	\$59.68	\$4,709.63
15	Sep 20, 2025	\$0.81	\$58.87	\$59.68	\$4,708.82
16	Oct 20, 2025	\$0.82	\$58.86	\$59.68	\$4,708.00
17	Nov 20, 2025	\$0.83	\$58.85	\$59.68	\$4,707.17
18	Dec 20, 2025	\$0.84	\$58.84	\$59.68	\$4,706.33
Year	2025	\$9.44	\$706.76	\$716.20	\$4,706.33
19	Jan 20, 2026	\$0.85	\$58.83	\$59.68	\$4,705.48
20	Feb 20, 2026	\$0.86	\$58.82	\$59.68	\$4,704.62
21	Mar 20, 2026	\$0.88	\$58.80	\$59.68	\$4,703.74
22	Apr 20, 2026	\$0.89	\$58.79	\$59.68	\$4,702.85
23	May 20, 2026	\$0.90	\$58.78	\$59.68	\$4,701.95
24	Jun 20, 2026	\$0.89	\$58.77	\$59.66	\$4,701.06
Year	2026	\$5.27	\$352.81	\$358.08	\$4,701.06
Totals		\$18.94	\$1,413.44	\$1,432.38	\$4,701.06



## Property Details

Owner Name:	OLIVERA LANCE & SHANILEC LINDA OLIVERA
Assessor's Parcel Number:	08-1.0-11-001-032-006.000
Property Address:	Spruce Ave, Merriam Woods, MO 65740
County, State:	Taney County MO
Subdivision:	GREENWOOD
Lot Number:	4 & 5
Legal Description:	MERRIAM WOODS - GREENWOOD MERRIAM WOODS - GREENWOOD LTS 4 & 5 BLK 3;
TRS:	N/A
Parcel Size:	0.3 Acres
Terrain Type:	Wooded / Slope
Lot Dimensions:	122.41 feet North 113.96 feet East 121.9 feet South 113.42 feet West
Elevation:	274.7 m or 901.4 feet
Flood Zone / Wetlands:	No
Notes:	N/A

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/u7zbAygLasNAKRzNA">https://maps.app.goo.gl/u7zbAygLasNAKRzNA</a>
GPS Coordinates (Center):	36.71043, -93.17118

GPS Coordinates (4 corners):	36.7107, -93.1710 NE 36.7103, -93.1710 SE 36.7104, -93.1714 SW 36.7107, -93.1714 NW
City or County Limits:	City
School District:	Branson R-IV School District
Access To Property:	Yes, Spruce Ave
Road Type:	Gravel
Who Maintains Roads:	City
Closest Highways:	US-160
Closest Major City:	Springfield, Missouri (46 min, 42.7 miles)
Closest Small Town:	Merriam Woods, Missouri (3 min, 0.9 miles)
Closest Gas Station:	Shell, 200 State Hwy F, Branson, MO 65616 (8 min, 4.9 miles)
Nearby Attractions:	Silver Dollar City (18 min, 14.3 miles) The Butterfly Palace & Rainforest Adventure, 4106 W 76 Country Blvd, Branson, MO 65616 (20 min, 15.7 miles) TITANIC Museum Attraction, 3235 W 76 Country Blvd, Branson, MO 65616 (22 min, 13.3 miles)
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$1,190
Assessed Actual Value:	\$6,289
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$73.47
Notes:	N/A

## Zoning & Restriction Information

Zoning / Property Use Code:	Per City, R-1
What can be built on the property?	Per City, Any building plans must be approved by City Hall Single Family Dwelling, Modular Home, etc. Please review code here: <a href="https://ecode360.com/37972015">https://ecode360.com/37972015</a>
Time limit to build?	Permit will be good for 6 months.
Is camping allowed?	Per City, only during construction (must be approved by city hall)
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, only during construction or for storage purposes (must be approved by city hall)
RV restrictions if any:	N/A
Are mobile homes allowed?	Per City, Modular homes are allowed, but mobile homes are not, must be located in mobile home park. (must be approved by city hall)
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per City, tiny homes intended as a dwelling unit must be stick built on site with foundation. (must be approved by city hall)
Tiny home restrictions if any:	minimum size of four hundred (400) feet and a maximum size of six hundred ninety-nine (699) feet.
Are short term vacation rentals allowed?	Per County, there are no such restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	City / County does not possess any information regarding associations and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	There is a cost of \$1 per page to get the deed copy.
Deed Information:	Book/Page: 431/7927
Notes:	<b>The parcel is inside the City of Merriam Woods. As per city hall, all parcels are currently considered R-1. All building plans must be approved by city hall. Unable to locate CC&amp;R's or Deed Restrictions, if any.</b>

## Utility Information

Water?	Would have to contact CITY OF MERRIAM WOODS (417) 561-4341
Sewer / Septic?	Would have to contact CITY OF MERRIAM WOODS (417) 561-4341
Electric?	Would have to contact White River Valley Electric Cooperative (+1 417-335-9335)
Gas?	Would have to contact Ferrellgas (+14175463879), AmeriGas Propane (+14173345111)
Waste?	Would have to contact Raintree Disposal LLC (+14175465174)
Notes:	<b>As per CITY OF MERRIAM WOODS, water and sewer is available.</b>

## County Contact Information

County Website:	<a href="https://www.taneycounty.org/">https://www.taneycounty.org/</a>
Assessor Website:	<a href="https://www.taneycounty.org/index.php?section=departments&amp;department=2">https://www.taneycounty.org/index.php?section=departments&amp;department=2</a>
Treasurer Website:	<a href="https://www.taneycounty.org/index.php?section=departments&amp;department=22">https://www.taneycounty.org/index.php?section=departments&amp;department=22</a>
Recorder Website:	<a href="https://www.taneycounty.org/index.php?section=departments&amp;department=18">https://www.taneycounty.org/index.php?section=departments&amp;department=18</a>
GIS Website:	<a href="https://beacon.schneidercorp.com/Application.aspx?AppID=26&amp;LayerID=155&amp;PageTypeID=1&amp;PageID=960&amp;KeyValue=08-1.0-11-001-032-006.000">https://beacon.schneidercorp.com/Application.aspx?AppID=26&amp;LayerID=155&amp;PageTypeID=1&amp;PageID=960&amp;KeyValue=08-1.0-11-001-032-006.000</a>
Zoning Link:	<a href="https://www.taneycounty.org/index.php?section=departments&amp;department=15">https://www.taneycounty.org/index.php?section=departments&amp;department=15</a>
Phone number for Planning Dept:	(417) 546-7225
Phone number for Recorder:	(417) 546-7234
Phone number for Treasurer:	(417) 546-7207
Phone number for Assessor:	(417) 546-7240
City Website:	<a href="https://www.merriamwoodsmo.org/office/">https://www.merriamwoodsmo.org/office/</a>
Phone number for City:	(417) 561-4341
Notes:	N/A

## ARTICLE 010.000 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

### SECTION 010.001 STATEMENT OF INTENT

The R-1 Single- Family Residential District is intended to provide for detached single-family residential development on lots two acres or less in size at a density not to exceed one (1) dwelling unit per approved lot.

### SECTION 010.010 USE REGULATIONS

The following table shows which uses are allowed in the R-1 district. For a summary of uses allowed in all Zoning Districts, see Article 007.000.

P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Article 023.000)

<b>Residential</b>		
Single-Family Residence	P	
Group Home, Class I (Limited) < 8 Residents	C	
Group Home, Class I (General) 8-15 residents	C	
Manufactured/ Mobile Home	P	
<b>Civic/Institutional</b>		
Cemetery	C	Compliance with RSMo.214
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Library	C	
Parks & Recreation	P	
Religious Assembly, Standard	P	See definition in Section 002.010
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	C	
Utility Service, Major	C	
Utility Service, Minor	P	
<b>Commercial</b>		
Firearm Retail, Sales	C	
<b>Agricultural and Other Uses</b>		
Accessory Apartment	C	Subject to Section 003.080
Accessory Dwelling Units	C	Subject to Section 003.080
Accessory Security/ Guardhouse	P	
Accessory Structure	P	Subject to Section 040.080
Communications Antenna, Amateur	C	
Crop Production	P	
Home Occupations	P	Subject to Article 025.000

## SECTION 010.020      DENSITY AND DIMENSIONAL STANDARDS

The following standards apply to all residential and nonresidential development in the R-1 District:

	Minimum Lot Area	Minimum Frontage	Max. Height	Front Setback County or Subdivision Road	Front Setback Numbered State or Federal Highway	Front Setback Lettered State or Federal Highway	Side Setback	Side Setback Corner Lot County or Subdivision Road	Side Setback Corner Lot State or Federal Highway	Rear Setback
Individual single-family dwelling served by a central or public sewer system	8,000 square feet	70 feet	2½ stories (35 feet)	25 feet	50 feet	35 feet	7 feet	12 ½ feet	25 feet	10 feet
Non-Inhabitable Accessory Structure on a lot served by a central or public sewer system	8,000 square feet	70 feet	50 feet	25 feet	50 feet	35 feet	7 feet	12 ½ feet	7 feet	5 feet
Individual single-family dwelling served by approved on-site sewage system	2 acres	70 feet	2 1/2 stories (35 feet)	25 feet	50 feet	35 feet	7 feet	12 ½ feet	25 feet	10 feet
Non-Inhabitable Accessory Structure on a lot served by approved on-site sewage system	2 acres	70 feet	50 feet	25 feet	50 feet	35 feet	7 feet	12 ½ feet	7 feet	5 feet



Spruce Avenue

SPRUCE AVE

Hemlock Avenue HEMLOCK AVE

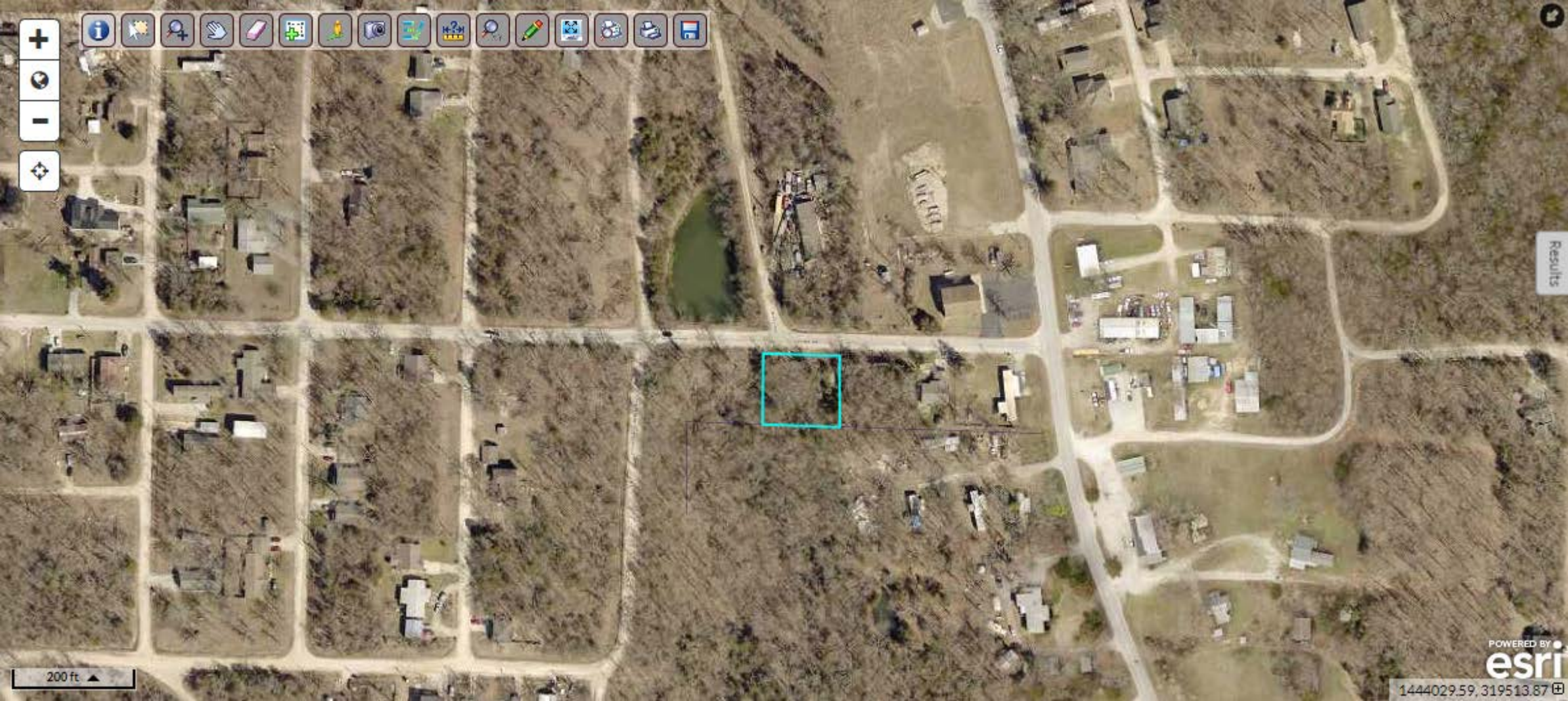


50 ft

Cox Drive

POWERED BY  
**esri**

1443775.74, 319853.87



Results

200 ft

POWERED BY  
**esri**

1444029.59, 319513.87



Hemlock Ave

Maple Ave

Spruce Ave

Spruce Ave

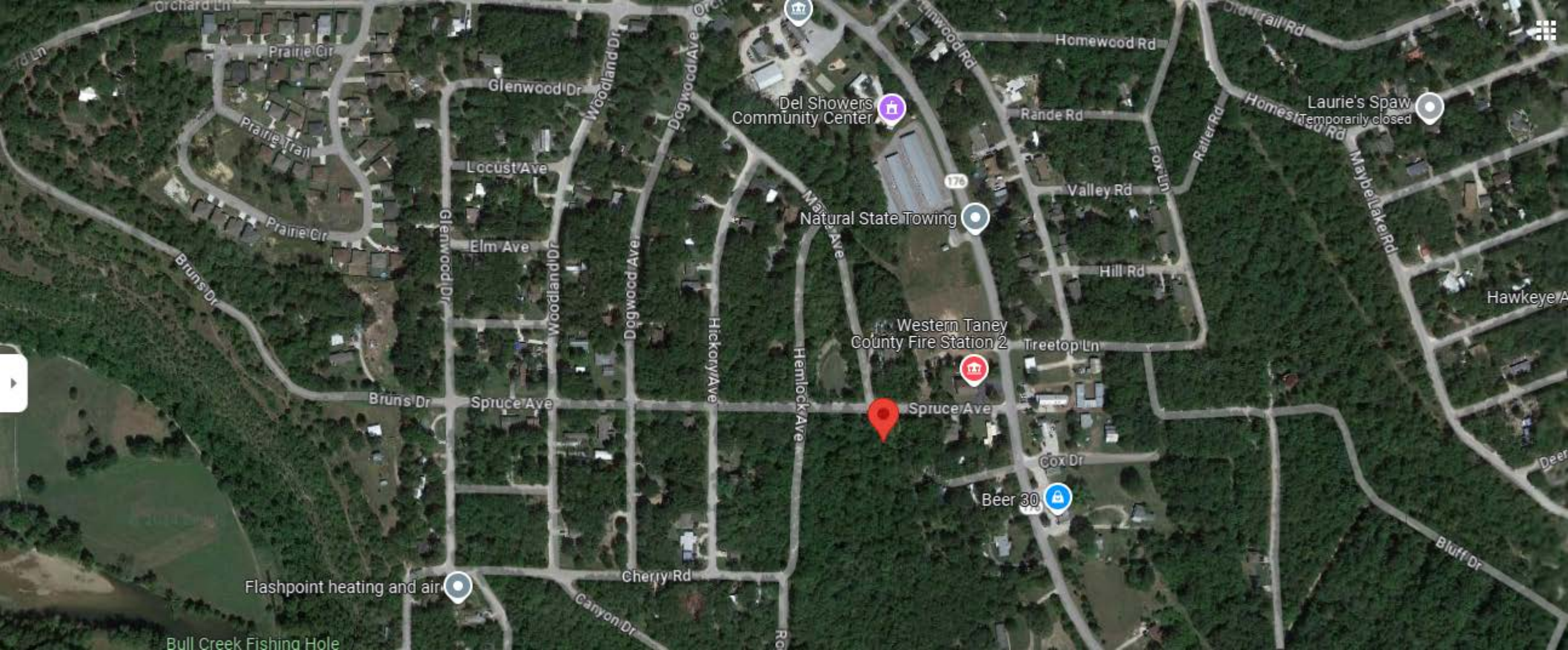
Spruce Ave

5023

4159

4150

120



Orchard Ln  
Prairie Cir  
Prairie Trail  
Prairie Cir  
Bruns Dr  
Glenwood Dr  
Locust Ave  
Elm Ave  
Spruce Ave  
Bruns Dr  
Flashpoint heating and air  
Bull Creek Fishing Hole  
Woodland Dr  
Dogwood Ave  
Hickory Ave  
Hemlock Ave  
Cherry Rd  
Canyon Dr  
Del Showers Community Center  
Natural State Towing  
Western Taney County Fire Station 2  
Beer 30  
Homewood Rd  
Rande Rd  
Valley Rd  
Hill Rd  
Treetop Ln  
Cox Dr  
Bluff Dr  
Old Trail Rd  
Homestead Rd  
Laurie's Spaw  
Temporarily closed  
Hawkeye Ave  
Deer

Reports >

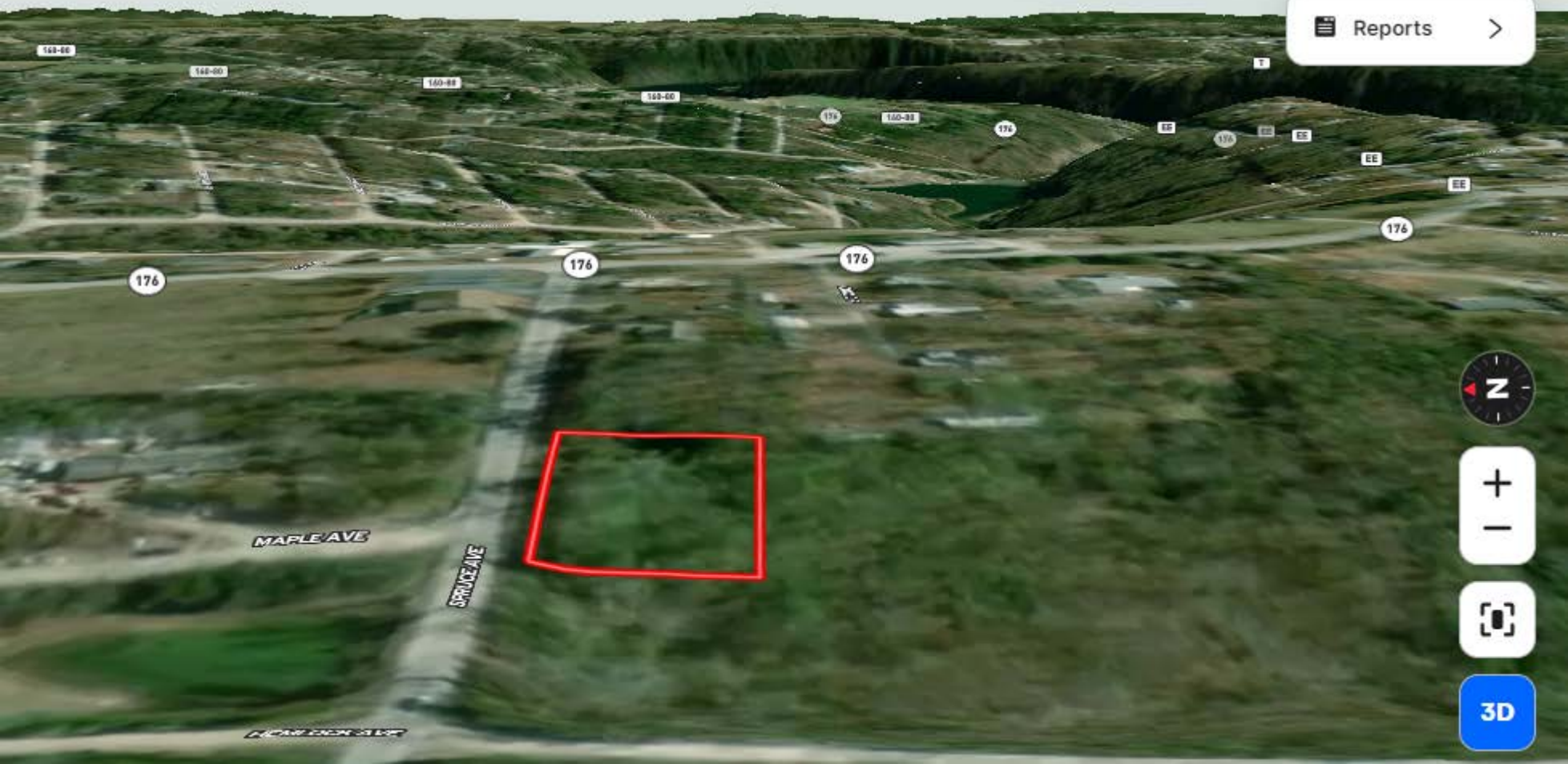


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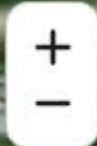
3D



Reports



Reports



MAPLE AVE

SPRUCE AVE



Reports >



## Saved Distances



Feet

Miles

122.41 feet



113.96 feet



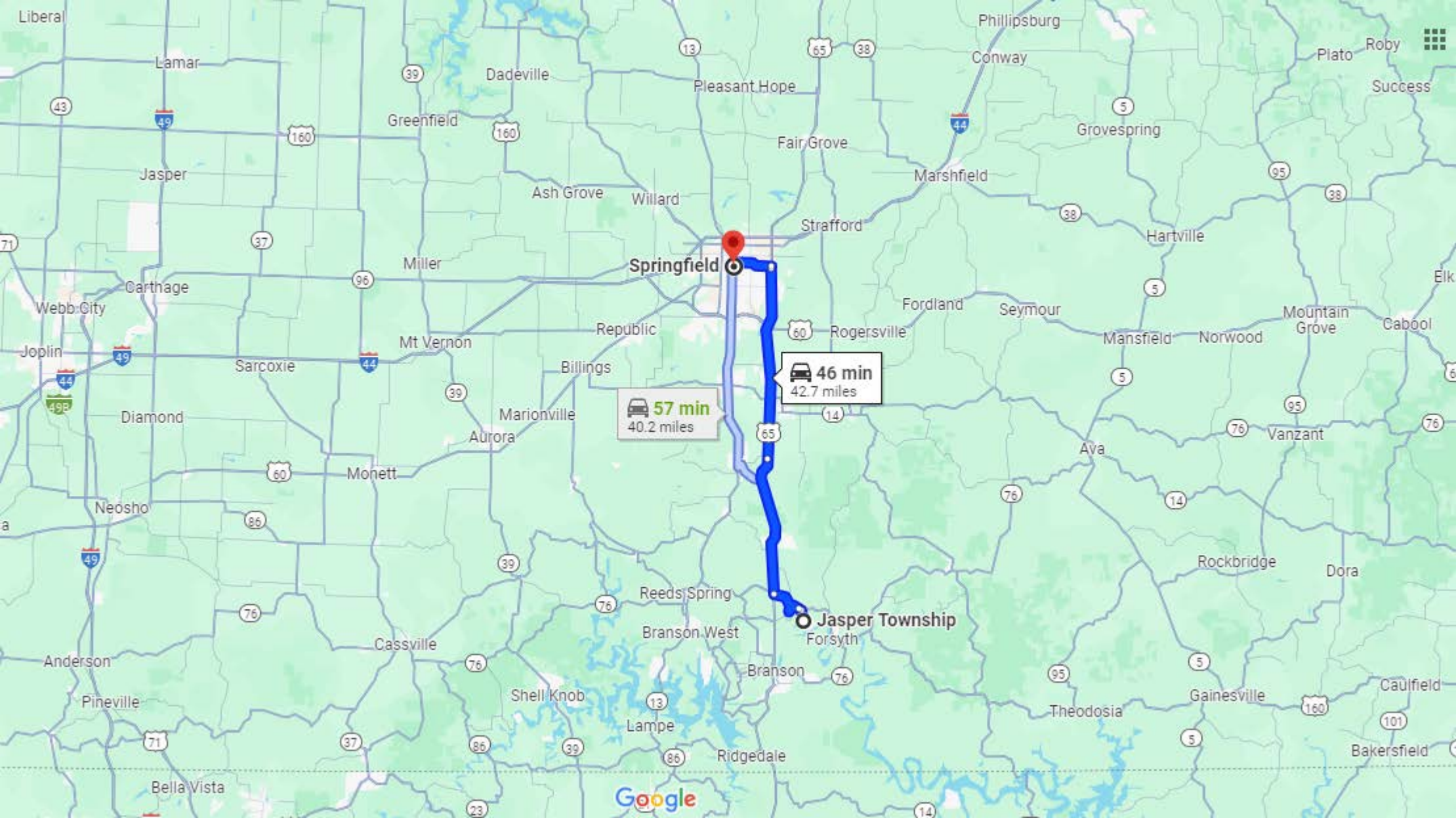
121.9 feet



113.42 feet



3D



Springfield

46 min  
42.7 miles

57 min  
40.2 miles

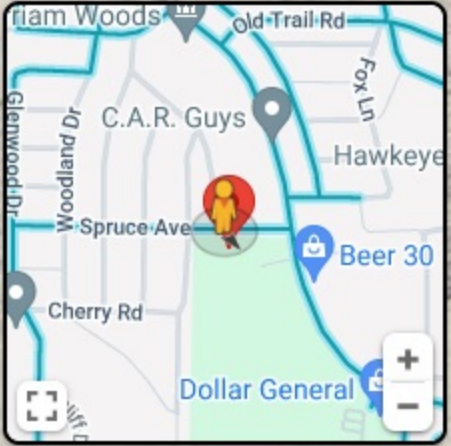
Jasper Township

36°42'37.6"N 93°10'16.3"W

**5023 Spruce Ave**  
Merriam Woods, Missouri

Google Street View

Jun 2023    [See more dates](#)



Google