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## Property Client Full

**15015 S Hutt Road, Pleasant Hill, MO 64080**

L Price: **\$215,000**

MLS#: **2473981** Status: **Active**

County: **Jackson**

Land

Area: **204 - Lee's Summit Area**



Sub: **Other**  
Type: **Residential, Rural**  
Front Ft: **466**  
Section: **36**  
Range: **30**  
Lot Size: **10 - Acres**  
Elem: **Lone Jack**  
Middle: **Lone Jack**  
Senior: **Lone Jack**  
District: **Lone Jack**  
Legal: **Tract 27, See legal description addendum**

Zoning: **AG**  
Twship: **47**

### General Information

Buildings:  
Develop: **Finished Lot(s), Raw Land**  
Agriculture: **Pasture**  
Road Type: **Chip & Seal**  
Rd Access:  
Sewer: **Perc Test Required, Private**  
Live Water:  
Lot Desc: **Acreage, Level, Treed**  
Utilities: **Electricity - Verify**

Sale Opt: **Complete Parcel**  
Curr Use: **Agriculture**  
Fence: **Barbed Wire, Partial**  
Rd Mnt: **Private Maint**  
Water: **Rural, Verify Meter**  
Imprv:  
Maint Pr:

### Remarks & Directions

**\*\*Final Phase of Timber View Farms is now available\*\* Scenic Country Living at Timber View Farms. Beautiful 10 acre tract. Bring your own builder to make your dream home a reality. Great location just minutes from 50 Hwy in Lone Jack School District. Hurry, only 5 tracts are available.**

Directions: **50 Hwy to Lone Jack exit. South on Bynum Road to Stewart Road. West on Stewart Road to South Hutt Road. North on South Hutt Road. Property on East side of Road. Apple Maps will not give you correct directions. Use Google Maps.**

### Additional Information

Electric:  
Till Acres:  
Crop Acres:  
Timber Acres:  
Wooded Acres:  
Flood Pl: **No**  
Crops:  
Vegetation: **Pasture, Wooded- Heavy**  
Lake:  
Telecom: **Cable - Available, High Speed Internet - Available**  
Owners:  
HOA Includes:  
Amenities:

Topo: **Level**  
Mineral: **All Rights Included**  
Pasture Acres:  
Waste Acres:  
Soil: **Unknown-Verify**  
Equipment:  
Restrict: **Building, Deed, Subject To Zoning Survey**  
Docs:  
City Limits: **No**  
Barns:  
Hunting:

### Financial Information

Will Sell: **Cash, Conventional, FHA, USDA Loan, VA Loan** HOA: **\$500/Annually**  
Tax: **\$1,800** Spc Tax: **\$0** Total Tax: **\$1,800** Tax Comm: **est**