

OSAGE SPRINGS LAND DEVELOPMENT

History Descriptive

Camper Development L.L.C. purchased the 44 acre undeveloped site in 1999. Camper’s overall concept plan (CP) was presented and approved by the Board of Aldermen for the City of Buckner. The CP included a minimum of 6 phases with the following zoning; R1, R2, R3, C1. The projected build-out period was 7-10 years. The overall strategy of the CP was **not** to overwhelm the city planners with 44 acres of all single-family or all duplex lots; rather to offer housing that would benefit a wider collection of Buckner’s demographics.

Phase 1

Construction began the winter of 2000 and completed the summer of 2001. The 32 lots are mixed use containing 14 duplex lots and 18 single-family lots. Camper Development bought 6 of the duplex lots and sold the remainder 8 duplex lots to two contractors looking to add to their investment portfolio. Selling all 14 duplex lots right after the plat was recorded made Phase 1 an instant financial success.

Phase 2

Construction was completed in the fall of 2003. Phase 2 was successful with all 32 single-family lots selling out by July 2005. This included selling lots to other contractors and Camper building spec and custom-built homes.

Costing

Description	Phase 1	Phase 2
Number of Lots	14 Duplex & 18 Single-Fam	32 Single-Family
Construction Cost	\$485,000	\$481,000
Lot Price	\$24,000	\$26,500 - 28,500
Bank Release Fee	\$18,500 for first 26 lots	\$18,500 for first 26 lots

Construction cost includes land, engineering, bank cost, appraisals, title work, building permits, legal, signage, utility deposits, turn-key construction cost to install sanitary & storm sewers, water lines, streets and city walks.

Phases 3 to 6 - Concepts Only

As a result of the decline in our national economy and real estate markets, Camper did not pursue moving forward with development of the remaining 22 acres.

Phase 3 – Concept Only

Phase 3 was a continuation of Phase 2 with 20 more single-family lots located at the southeast boundary. The street in this phase runs north/south and will connect to Barley Lane in the adjacent subdivision to the south. This is commonly called a “poor boy” phase since you are connecting to an existing street with little cost. The generous lot sizes are approximately 10,000 Sq. Ft. and mirror the size of the lots in Phases 1-2. Keep in mind 14 years has past and the new owner could reduce the lot sizes to accommodate higher density. The current market trend is smaller single-family type homes catering to 55 and older buyers.

Phase 4 – Concept Only

Phase 4 is a continuation of multi-family zoning and a substantial money maker for the developer. This is located in the heart of the 22 acres and Zoned R3. You could develop duplex lots as opposed to three-plex lots. There are multiple combinations of options that achieve a big financial win for the developer. Camper estimates 40 duplex lots can be attained in this area. Multi-family lots are in high demand resulting in great profits for the developer by selling the lots, keeping the investment property for yourself or a combination of both. This portion of the development was earmarked the signature of the entire development with awe-inspiring English Tudor and French County elevations complimented by stunning landscapes.

Phase 5 to 6 – Concepts Only

The two separate commercial (C1) zoned areas are located on the BB Highway frontage and behind the Masonic Lodge. There was no set plan to develop one phase before the other. They were labeled for the purpose of the concept plan and local presentations to the city.

The C1 property located behind the Masonic Lodge was slated for apartments or a Retirement Home/Village that included a Health and Wellness Center. Camper felt the Retirement Home/Village would blend and compliment the services of the Masonic Lodge. This area connects to existing streets located in the subdivision that joins the north boundary line.

The BB Highway frontage C1 will require a highway entrance like Ceremonial to the south. There were no decisions of what to do with this property since it was several years out from being developed. The conventional wisdom is the same today as yesterday. Save the highway frontage land until you have sold out the residential properties. A caveat to this is, the new developer may want to blend the area with Phase 4 and make the combined area a 55 and older community.

The recovery period for the real estate and construction business did not happen in the timely manner we all hoped. It is not realistic for me to continue developing the subdivision since my family and I now co-locate in Arizona and Missouri. The descriptions given are not meant to apply my prejudice on a new buyer, rather to show what worked in the past, stimulate your thoughts and encourage the new owner to pursue their dream, their thumbprint.

Our national economy is booming and at an all-time high. Buckner like most small towns is starving for new housing. Whether you are an experienced developer, contractor, excavator, landlord or investor; now is the time to expand your portfolio. If you like real estate and construction you will love land development. If you are an experienced developer you don't need input from me, but if you're not, I am willing to manage the development in-kind for you while you maintain complete anonymity.

Flexible Zoning and Variety of Development Options

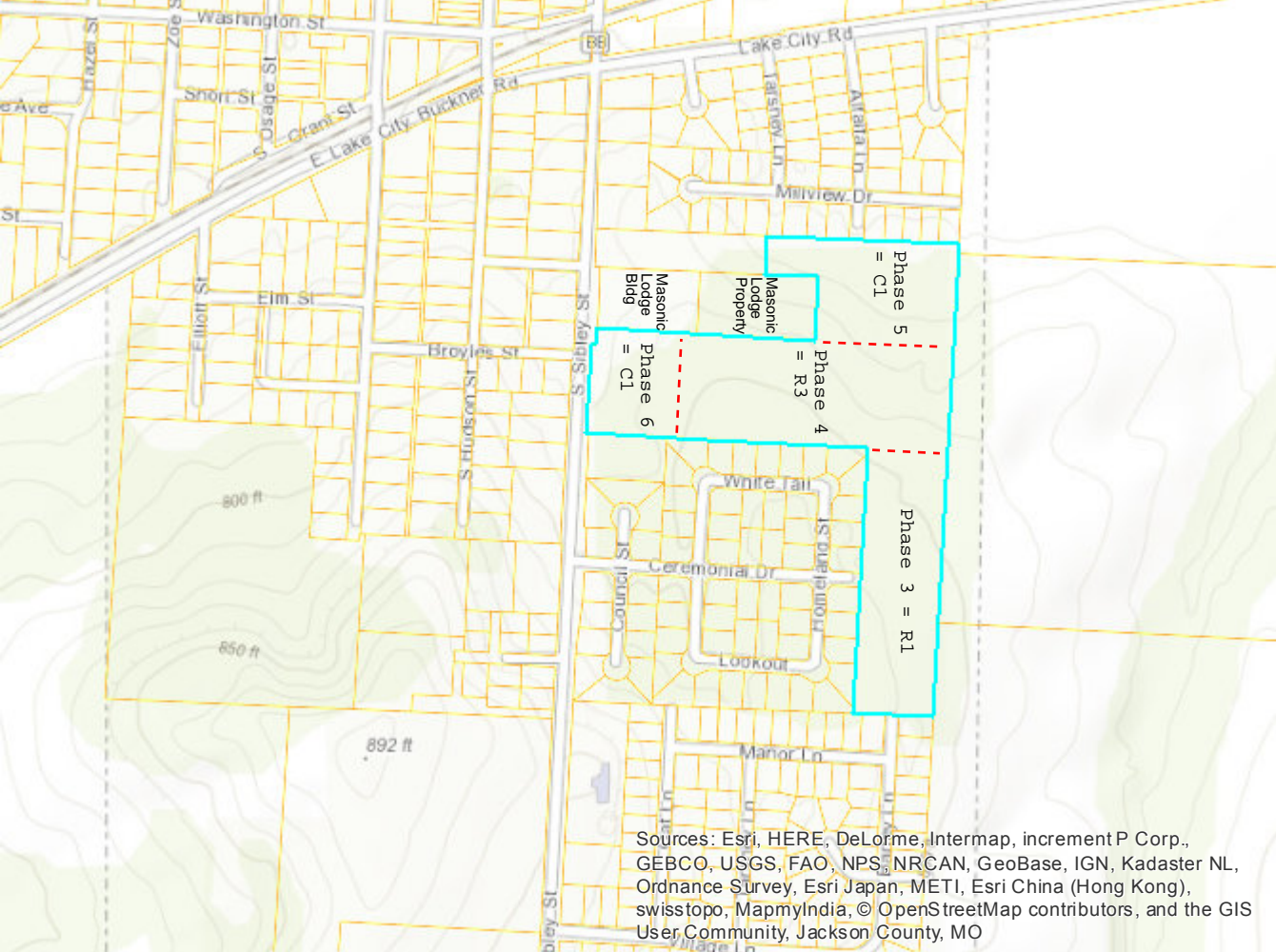
Zoning	Type	Number Lots
R1	Residential	20+
R3	Duplex	40-45
C1	Commercial	Highway frontage, other

Purchase options for this property

Buyer	Acres	Cost
Developer	22	\$235,000
Individual	11 - estate size lots	\$135,190

Contact Camper Development, LLC

Phone / Email	Acres
Land Line	816-229-1604
Mobile	816-305-5307
Email	tcproperties@att.net



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Jackson County, MO



Property Report for 19-230-02-06-00-0-00-000

PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



Parcel ID: 19-230-02-06-00-0-00-000
Parcel Address: NO ADDRESS ASSIGNED BY CITY
 BUCKNER
 MO 64016
Owner Information: CAMPER DEVELOPMENT LLC
 1608 NE DUNCAN RD
 BLUE SPRINGS MO 64014
Complex Name: N/A
Mortgage Holder Information: N/A

Property Characteristics:
 Year Built: N/A
 Approx. Bldg. Area: N/A sq. ft.
 Neighborhood Tax Code: 7889
 Approx. Area (Sq Ft): 944,433.88 sq. ft.
 Approx. Area (Acres): 21.68 acres

Land Use Type: 4100
Tax Code Area:
 Code: 31
 City: Buckner
 Fire: Fort Osage
 Library: Mid Continent
 School: Fort Osage R-1
 Water:

Assessment Information:
 Tax Year: 2019
 Land Value:
 Agricultural: \$11,708
 Commercial: N/A
 Residential: N/A
 Improvements Value:
 Agricultural: N/A
 Commercial: N/A
 Residential: N/A
 New Construction Value:
 Agricultural: N/A
 Commercial: N/A
 Residential: N/A
 Total Market Value: \$11,708
 Total Assessed Value: \$1,405
 Total Taxable Value: \$1,405

Exemptions and Abatements: No exemptions or abatements.

Community Improvement Dist: Property is not in a CID for which Jackson County collects a tax or assessment.

TIF Information: Property is not in a TIF Plan area or TIF Project area known to Jackson County.

Legal Description

SEC-23 TWP-50 RNG-30---TH PT OF TH SW 1/4 NW 1/4 & TH PT SW 1/4 DAF: BEG AT NE COR NW 1/4 SW 1/4 TH N 28.5' TH N 86 DEG 42 MIN SEC W ALG S LI MILLWOOD SUB 678.02' TH S 03 DEG 03 MIN 56 SEC W, 223.01' TH N 86 DEG 37 MIN 26 SEC W 773.9' TO E ROW LI BUCKNE TARSNEY RD TH S ALG SD E ROW LI 65.60' TH W ALG E ROW LI 20' TH CONT S ALG SD E ROW LI 308'M TH S 86 DEG 54 MIN 51 SEC E 997. TH S 03, DEG 05 MIN 09 SEC W 934.94' TH ELY 286.57' MOL TO NE COR LOT 24 VILLAGE MANOR TH N 1668' TO POB

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
Land Value:					
Agricultural:	N/A	\$11,711	\$11,711	\$11,711	\$11,711
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
Improvements Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
New Construction Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
Total Market Value:	\$11,708	\$11,711	\$11,711	\$11,711	\$11,711
Total Assessed Value:	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405
Total Taxable Value:	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405

ELECTED OFFICIALS**Jackson County****County Executive:**

Frank White Jr. (D)

Individual Legislator:

Jeanie Lauer (R) - District 5

At-Large Legislator:

Jalen Anderson (D) - District 1

State of Missouri**Representative:**

Bill E. Kidd (R) - District 20

Senator:

John Rizzo (D) - District 11

Governor:

Michael L. Parson (R)

United States**Representative:**

Sam Graves (R) - District 6

Senator:

Roy Blunt (R)

Senator:

Claire McCaskill (D)