

**10.02 Acres**  
**CALL FOR PRICE**



**ANNAPOLIS, MO**

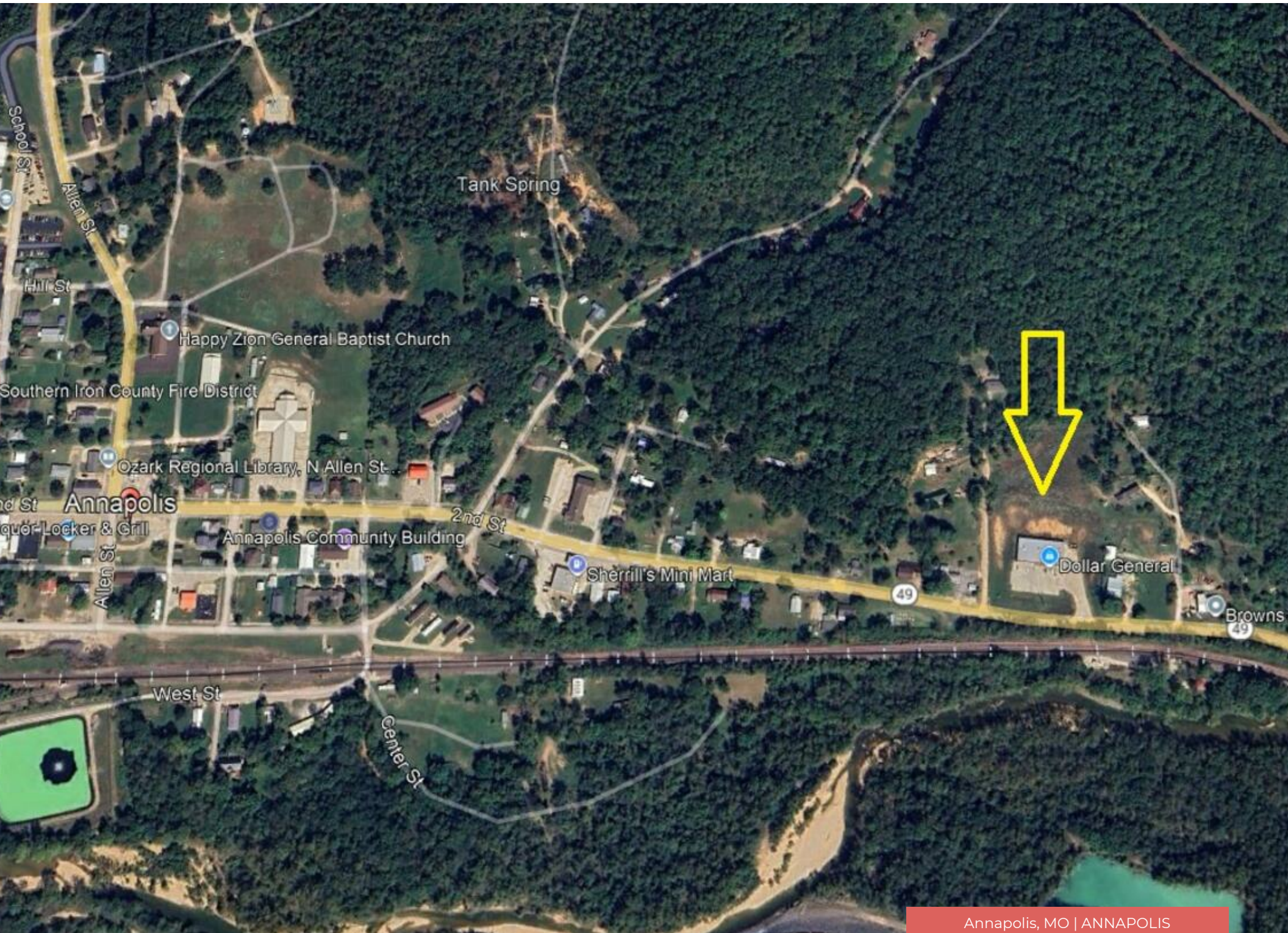
HWY 49  
ANNAPOLIS, MO 63620



**Westmore Group, Inc.**  
15455 Conway Road, Suite 205  
Chesterfield, MO 63017  
Office: 636-534-5900  
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**David Elkan**  
Broker  
Phone: 636-534-5900  
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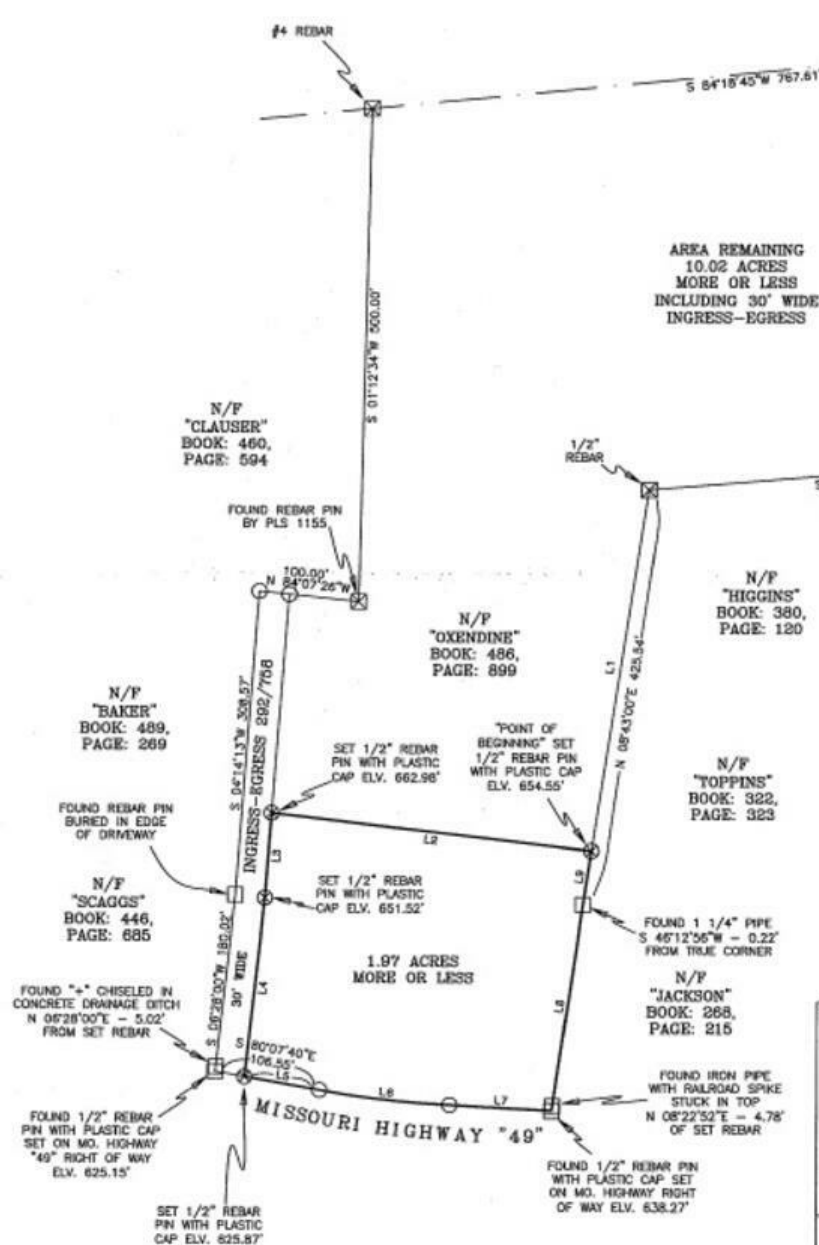






# PLAT OF SURVEY

## PART OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IRON COUNTY, MISSOURI.



Course	Bearing	Distance
L1	S 08°45'00" W	370.31'
L2	N 83°28'03" W	323.16'
L3	S 04°14'13" W	86.13'
L4	S 06°29'00" W	182.35'
L5	S 80°07'40" E	76.50'
L6	Rad: 950.40' Tan: 66.07' Chd: S 83°32'55" E	Arc: 131.03' CA: 8°07'28" 131.82'
L7	S 86°58'12" E	102.58'
L8	N 08°22'52" E	211.38'
L9	N 08°49'05" E	55.23'

### LEGAL DESCRIPTION

A tract of land located in part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 31 North, Range 3 East of the Fifth Principal Meridian, Iron County, Missouri, it being part of a tract of land conveyed to James A. Oxendine and Janet F. Oxendine recorded in Deed Book 489 at Page 899 to 901, it being the same tract of land recorded in Plat Book 4, Page 710, Slide 429A, plus an additional strip of land lying south of and adjacent to the most southern line of said recorded tract and north of and adjacent to the North marginal right of way line of Missouri Highway "49", described more particularly as follows:

Commence at the North Quarter corner of Section 23 found marked by a 5/8" rebar pin with an aluminum cap set in a rockpile;

THENCE South 02 degrees 12 minutes 58 seconds West for a distance of 421.66 feet to a 1/2" rebar pin;

THENCE South 85 degrees 08 minutes 08 seconds West for a distance of 468.62 feet to a 1/2" rebar pin;

THENCE South 08 degrees 43 minutes 00 seconds West for a distance of 370.31 feet to a 1/2" rebar pin set for the TRUE POINT OF BEGINNING of the tract of land herein described;

THENCE North 83 degrees 28 minutes 03 seconds West for a distance of 323.16 feet to a 1/2" rebar pin set on the East line of a 30 foot wide strip of land reserved for ingress and egress purpose as recorded in Deed Book 292 at Page 758 to 759, then along and with said East line;

THENCE South 04 degrees 14 minutes 13 seconds West for a distance of 86.13 feet to a rebar pin;

THENCE South 06 degrees 28 minutes 00 seconds West for a distance of 182.35 feet to a rebar pin set on the North marginal right of way line of Missouri Highway "49", then along and with said right of way line;

THENCE South 80 degrees 07 minutes 40 seconds East for a distance of 76.50 feet to a point of curve;

THENCE along a curve to the left having a radius of 930.40 feet and an arc length of 131.93 feet, being subtended by a chord of South 83 degrees 32 minutes 56 seconds East for a distance of 131.82 feet to the end of said curve;

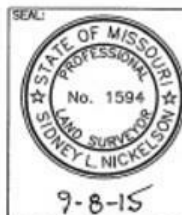
THENCE South 86 degrees 58 minutes 12 seconds East for a distance of 102.58 feet to a 1/2" rebar pin, then leaving said right of way passing over a 1 1/4" iron pipe at 4.78 feet;

THENCE North 08 degrees 22 minutes 52 seconds East for a distance of 211.38 feet to a 1 1/4" iron pipe;

THENCE North 08 degrees 43 minutes 00 seconds East for a distance of 55.23 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.97 acres more or less.



COMPANY NAME AND ADDRESS:

SID NICKELSON & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

SID NICKELSON, PLS. 1594  
765 HIGHWAY 21  
CALEDONIA, MO 63631  
(573) 779-3377  
sidnickelson@yahoo.com

9-8-15

THIS SURVEY WAS EXECUTED TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IN ACCORDANCE WITH CURRENT MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS.

SIGNATURE:

*Sid Nickelson*

REQUESTED BY:

STL EQUITIES, LLC.

STREET ADDRESS:

1416 ELBRIDGE PAYNE ROAD

CITY, STATE, ZIP:

CHESTERFIELD, MO 63017

PHONE NUMBER:

636-534-5

DATE:

09-08-2

NORTH ARROW REFERENCE:

NORTH  
REFERENCE:  
PLAT BOOK: 4,  
PAGE: 710,  
SLIDE: 429A

### LEGEND

- ☒ - POINT FOUND PREVIOUSLY NOT RECOVERED THIS SURVEY
- ☐ - POINT FOUND THIS SURVEY AS NOTED
- ☒ - POINT SET THIS SURVEY, AS NOTED
- ☐ - POINT COMPUTED THIS SURVEY
- DENOTES APPROXIMATE SECTION LINE
- N/F - NOW OR FORMERLY

SCALE:

0 100 200

SCALE IN FEET

THIS IS A URBAN CLASS SURVEY

DRAWN BY:

M. T.

CHECKED BY:

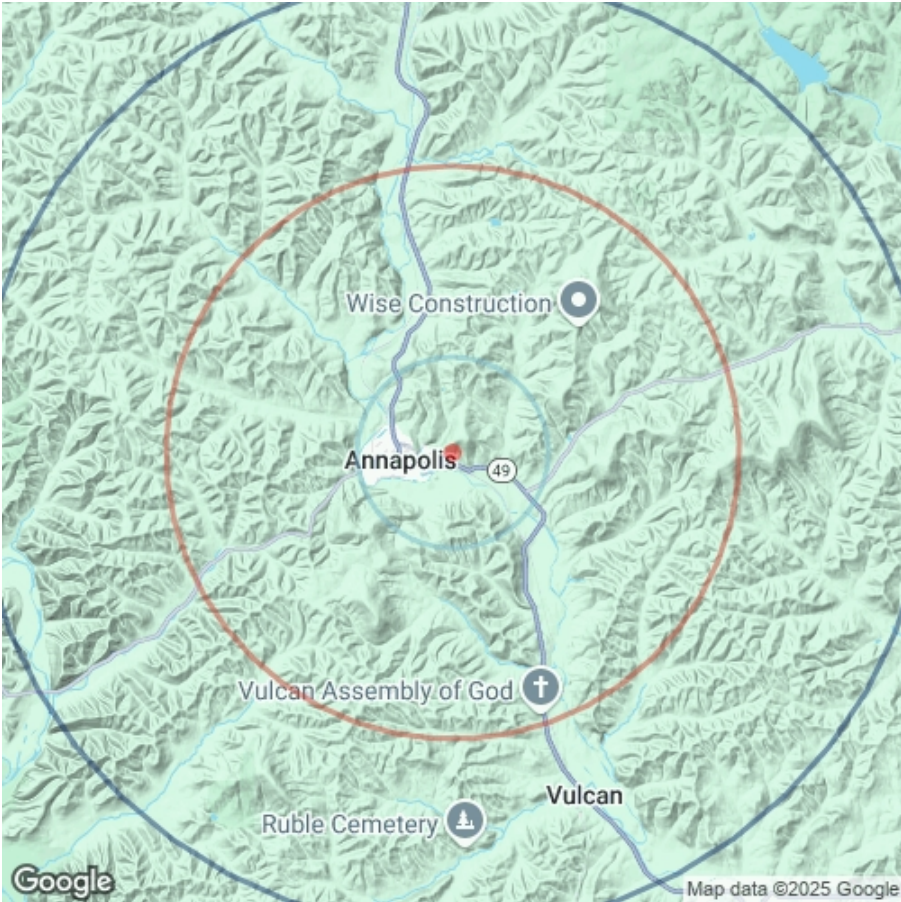
S. N.

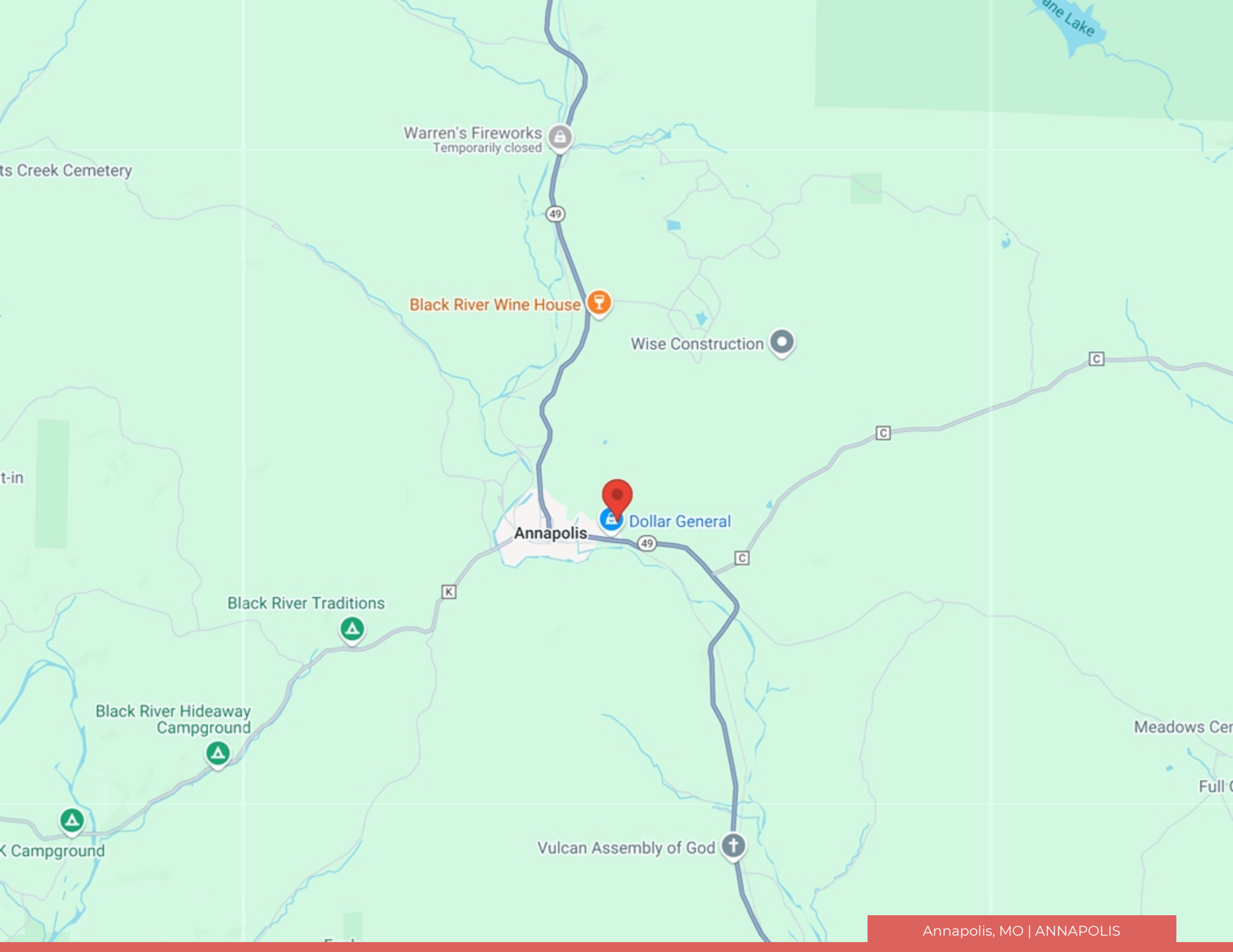
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	308	558	939
2010 Population	327	585	976
2024 Population	278	499	808
2029 Population	268	481	780
2024-2029 Growth Rate	-0.73 %	-0.73 %	-0.7 %
2024 Daytime Population	395	540	741

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	15	27	45
\$15000-24999	10	18	32
\$25000-34999	11	21	36
\$35000-49999	9	18	32
\$50000-74999	20	33	51
\$75000-99999	32	51	78
\$100000-149999	27	50	83
\$150000-199999	3	5	9
\$200000 or greater	10	14	18
Median HH Income	\$ 76,852	\$ 75,492	\$ 72,379
Average HH Income	\$ 91,663	\$ 86,412	\$ 82,249

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	152	268	443
2010 Total Households	165	287	469
2024 Total Households	137	237	383
2029 Total Households	133	230	372
2024 Average Household Size	2.02	2.1	2.11
2024 Owner Occupied Housing	111	193	314
2029 Owner Occupied Housing	108	188	306
2024 Renter Occupied Housing	26	44	69
2029 Renter Occupied Housing	25	42	66
2024 Vacant Housing	20	54	87
2024 Total Housing	157	291	470







ABOUT ANNAPOLIS

Annapolis is a city located in southern Iron County, Missouri, United States. The population was 250 at the 2020 census.



CITY OF ANNAPOLIS

COUNTYIRON

AREA		POPULATION	
CITY	0.4 SQ MI	POPULATION	250
LAND	0.4 SQ MI	DENSITY	668.45 SQ MI
ELEVATION	653 FT		





## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

# ANNAPOLIS, MO

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