

**Silver Rails Properties LLC**

**Land For**

**Potential Retirement Community**

**Offered At \$1,200,000**

**40 Acres At Developed Major Highway Exit**  
**1107 North Brown Street, La Plata, Missouri 63549**

Potential to build 240 or more retirement homes. Gas station, stores, bank, ATM, restaurant, winery and hotel adjacent to property. Nearby 18 hole golf course and lake with fishing, boating, swimming, playground and picnic area. Adjacent Amtrak Station with daily service to Chicago, Kansas City and Los Angeles. Airport 6 miles from property with multiple daily flights to St. Louis, Missouri. Many churches nearby. Medical facilities and medical college within 10 minutes.



The 40 acres of Silver Rails Properties approximately extends from the railroad tracks at the bottom of the above photo to almost the water tower in the distance and includes almost all of the area from the left side to the right side of the photo. The dirt road lined by trees in the middle of the photo is part of the property and can be removed to create one contiguous parcel.

- 40 Acres At US-63 Official Highway Exit (Lantern Street / MO Hwy D)
  - US Highway 63 is a Four Lane State Highway

- Property Entrances At Brown Street (Hwy D) And Amoco Road
  - Entrances Just Feet From Highway Exit / Easy On And Off Access
- Property Location And Amenities:
  - 10 Minutes From Kirksville / 20 Minutes From Macon, MO
  - Only Developed Highway Exit Between Kirksville and Macon, MO
  - Utilities Infrastructure In Place
- Adjacent Brown Street (Hwy D) Business Properties:
  - Casey's General Store and Gas Station
  - D'Abolengo Mexican Cuisine
  - Bank of La Plata
  - Top Rated Depot Inn and Suites Hotel
  - Dollar General and Spirits of La Plata Stores
- Adjacent Owensby Street Business Properties:
  - La Plata Amtrak Station
    - Daily Passenger Trains to Chicago, Kansas City and Los Angeles
  - Silver Rails Vineyards and Winery
- Kirksville Airport Just 6 Miles From Property
  - Multiple Daily Passenger Flights To / From Chicago, Illinois
- Recreation Facilities Nearby The Property:
  - La Plata 18 Hole Golf Course
  - La Plata Santa Fe Lake:
    - Swimming, Fishing, Boating, Campsites, Playground and Picnic Tables
- Medical:
  - A.T. Still University of Health Sciences
  - Complete Family Medicine (CFM), A Service of Hannibal Regional
  - CFM La Plata Rural Health Clinic
  - Kirksville Dental Group
  - Northeast Regional Medical Center
  - Premier Eyecare Associates
- More Nearby Shopping, Restaurants And Other Retail:
  - Conveniently located in Kirksville
  - Walmart Supercenter, ALDI, Hy-Vee Supermarkets
  - Marshalls, PetSmart, Walgreens, CVS
  - Starbucks, McDonald's, Domino's Pizza, Sonic Drive-In, Chick-fil-A
  - Home Depot, Menards, Harbor Freight Tools, Verizon, T-Mobile
  - Lovegreen Ford, Kirksville Toyota
  - Downtown Cinema Eight

Contacts:

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