

# For Sale or Lease

## Branson Buchanan Industrial Warehouse Center

12,000 - 72,000 sqft. available to lease at \$3.00/sqft.



1171 Buchanan Branson | Missouri | 65616



**43 acres-Industrial Warehouse 72,000 sqft. -will split For Sale or Lease** The structure is concrete block and frame on concrete foundation. Two 36,000 sqft. buildings each has (3) three 12,000sqft. bays. The building is divided into three units and the property can be split and sold in any of a number of ways. Current tenant is reducing the amount of sqft. They need and are willing to stay and continue to lease. The warehouse area is primarily unfinished with a concrete floor, concrete block walls, and a metal roof. The finished areas are heated by radiators, electric wall heaters and suspended space heaters and cooled by fans. An additional 34 acres is also available. Directions: Hwy. 248 to Buchanan west 1/2 mile. From 65 exit Ozark Mt. High Road take outer road back south towards Branson high School. Just past the school on left.

- **72,000 sqft + 43 Ac \$1,530,000**  
**MLS 346521**
- **72,000 sqft + 10 Ac \$1,215,000**  
**MLS 351242**
- **12,000 sqft For Lease \$ 3000**  
**MLS 346523**
- **36,000 sqft + 5 Ac \$585,000**  
**MLS 351243**
- **36,000 sqft + 5 Ac 630,000**  
**MLS 351244**
- **35 Ac \$316,000**  
**MLS 346522**

**Sale Price \$1,530,000. Each 12000 sqft Bay(s) offered at \$315,000.00 or lease at \$3.00 sqft.**

**72,000± SF Two Free Standing Buildings on 10 acres MLS# 351242**



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**VINTON**  
COMMERCIAL REALTY

Customer Display

C 346521A

[1171 Buchanan Rd, Branson, MO 65616](#)



\$1,530,000



**County:** Taney  
**Inside City:** No  
**Lake/River:**  
**Levels:** 1  
**Apx. SqFt:** 72000  
**Yr Built:** 1992  
**Apx. Acres:** 43.43  
**Covenants:** No  
**RE Incl:** Yes  
**Lot Dim:** 43.43 +/- acres irregular

**Area Location:** WCT  
**Zoning:** Commercial  
**WaterView/Front:** None  
**Units:** 6  
**SqFt Livable:**  
**YB Src:** County  
**Road Front:** 1000  
**Restrictions:** No

**Tax ID:** 08-4.0-18-000-000-001.000

**Tax Amnt:** \$14,019.89

**Tax Year:** 2010

**Bus. Type:** Commercial  
**Bus. Name:** 1\$ Shops  
**Lease Trms:**  
**Lease \$:** \$4  
**Lease Cond:** Sqft/Yr  
**Laundry:**

**Lease/Sale:** Lease/Sale  
**Yr. Bus. Std:** 1992  
**Bldg Size:** 12000-72000  
**Lease Spc:** 1200-72000  
**Living Qtrs:** No  
**Fireplaces:**

**Gros. Rec:** \$  
**Cost Sales:** \$  
**Expenses:** \$  
**Parking:** Ample  
**RV Pads:**

**CAP %:** %  
**Dock/Slip:**  
**Dock/Slip Permit:**

**CAM:**  
**Dock/Slip Size:**  
**Dock/Slip Agmt:**

**CAM Desc:**  
**Dock/Slip Type:**  
**Dock Fee \$:** \$

**Elec. Supplier:** Empire Elec  
**Avg. Electric:** \$  
**Dues Period:**

**Features:** Drive In , Garage Bay(s)

**Equip. Leased:**

**Equip. Owned:**

**Owner Pays:** All Other , Exterior Maintenance , External Repairs , Interior Maintenance , Internal Repairs , Liability , RE Taxes , Security

**Tenant Pays:** Electric , Liability , RE Taxes , Utilities-Common , Utilities-Interior

**Current Use:** Distribution , General Industrial , Warehouse

**Schools:** Branson

**Loading Dock:** Raised Dock , Ramped Dock , 8 Ft High , 10 Ft High

**Parking:** 20+ Spaces , Off Site , Parking Area , Gravel

**Heating:** Propane

**Cooling:** Attic Fan , Wall Unit(s)

**Construction:** Block , Concrete

**Roof:** Metal

**Water/Sewer:** Water-At Road

**Lot Desc:** Pasture , Pond(s) , Secluded Lot , Sloping , Wooded

**Boat Dock:**

**Fencing:**

**Comm. Amen:**

**Docs on File:**

**Fireplace:**

**Seller Prov:**

**Remarks:** Reduced! 43 acres-Industrial Warehouse 72,000 sqft. -will split. For Sale or Lease. Structure is concrete block and frame on concrete foundation. Two 36,000 sqft buildings each has three 12,000sqft. bays. The building is divided into three units and the property can be split and sold in any of a number of ways. Current tenant is reducing the amount of sqft. they need and are willing to stay and continue to lease. See attached information package for various offerings.

**Directions:** Hwy. 248 to Buchanan west 1/2 mile. From 65 exit Ozark Mt. High Road take outer road back south towards Branson high School. Just past the school on the left.



**Prepared For You By:**  
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C 346521A

[1171 Buchanan Rd, Branson, MO 65616](#)



\$1,215,000



<b>County:</b>	Taney	<b>Area Location:</b>	WCT
<b>Inside City:</b>	No	<b>Zoning:</b>	Commercial
<b>Lake/River:</b>		<b>WaterView/Front:</b>	None
<b>Levels:</b>	1	<b>Units:</b>	6
<b>Apx. SqFt:</b>	72000	<b>SqFt Livable:</b>	
<b>Yr Built:</b>	1992	<b>YB Src:</b>	County
<b>Apx. Acres:</b>	43.43	<b>Road Front:</b>	1000
<b>Covenants:</b>	No	<b>Restrictions:</b>	No
<b>RE Incl:</b>	Yes		
<b>Lot Dim:</b>	43.43 +/- acres irregular		

**Tax ID:** 08-4.0-18-000-000-001.000

**Tax Amnt:** \$14,019.89

**Tax Year:** 2010

**Bus. Type:** Commercial  
**Bus. Name:** 1\$ Shops  
**Lease Trms:**  
**Lease \$:** \$4  
**Lease Cond:** Sqft/Yr  
**Laundry:**

**Lease/Sale:** Lease/Sale  
**Yr. Bus. Std:** 1992  
**Bldg Size:** 12000-72000  
**Lease Spc:** 1200-72000  
**Living Qtrs:** No  
**Fireplaces:**

**Gros. Rec:** \$  
**Cost Sales:** \$  
**Expenses:** \$  
**Parking:** Ample  
**RV Pads:**

**CAP %:** %  
**Dock/Slip:**  
**Dock/Slip Permit:**

**CAM:**  
**Dock/Slip Size:**  
**Dock/Slip Agmt:**

**CAM Desc:**  
**Dock/Slip Type:**  
**Dock Fee \$:** \$

**Elec. Supplier:** Empire Elec  
**Avg. Electric:** \$  
**Dues Period:**

**Features:** Drive In , Garage Bay(s)

**Equip. Leased:**

**Equip. Owned:**

**Owner Pays:** All Other , Exterior Maintenance , External Repairs , Interior Maintenance , Internal Repairs , Liability , RE Taxes , Security

**Tenant Pays:** Electric , Liability , RE Taxes , Utilities-Common , Utilities-Interior

**Current Use:** Distribution , General Industrial , Warehouse

**Schools:** Branson

**Loading Dock:** Raised Dock , Ramped Dock , 8 Ft High , 10 Ft High

**Parking:** 20+ Spaces , Off Site , Parking Area , Gravel

**Heating:** Propane

**Cooling:** Attic Fan , Wall Unit(s)

**Construction:** Block , Concrete

**Roof:** Metal

**Water/Sewer:** Water-At Road

**Lot Desc:** Pasture , Pond(s) , Secluded Lot , Sloping , Wooded

**Boat Dock:**

**Fencing:**

**Comm. Amen:**

**Docs on File:**

**Fireplace:**

**Seller Prov:**

**Remarks:** Reduced! 43 acres-Industrial Warehouse 72,000 sqft. -will split. For Sale or Lease. Structure is concrete block and frame on concrete foundation. Two 36,000 sqft buildings each has three 12,000sqft. bays. The building is divided into three units and the property can be split and sold in any of a number of ways. Current tenant is reducing the amount of sqft. they need and are willing to stay and continue to lease. See attached information package for various offerings.

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C 351245A

1171 Buchanan Rd. Bldg "B", Branson, MO 65616



\$630,000



**County:** Taney  
**Inside City:** No  
**Lake/River:**  
**Levels:** 1  
**Apx. SqFt:** 36000  
**Yr Built:** 1990  
**Apx. Acres:** 5  
**Covenants:** No  
**RE Incl:** Yes  
**Lot Dim:** 5 +/-

**Area Location:** WCT  
**Zoning:** Commercial  
**WaterView/Front:** None  
**Units:** 3  
**SqFt Livable:**  
**YB Src:** County  
**Road Front:** 1000  
**Restrictions:**

**Tax ID:** 08-4.0-18-000-000-001.000

**Tax Amnt:** \$

**Tax Year:** 2010

**Bus. Type:** Commercial  
**Bus. Name:** 1\$ Shops  
**Lease Trms:** SqFt/Yr  
**Lease \$:** \$3  
**Lease Cond:**  
**Laundry:**

**Lease/Sale:** Sale  
**Yr. Bus. Std:** 1992  
**Bldg Size:** 36000  
**Lease Spc:** 36000  
**Living Qtrs:**  
**Fireplaces:**

**Gros. Rec:** \$  
**Cost Sales:** \$  
**Expenses:** \$  
**Parking:** Ample  
**RV Pads:**

**CAP %:** %  
**Dock/Slip:**  
**Dock/Slip Permit:**

**CAM:**  
**Dock/Slip Size:**  
**Dock/Slip Agmt:**

**CAM Desc:**  
**Dock/Slip Type:**  
**Dock Fee \$:** \$

**Elec. Supplier:** Empire Elec  
**Avg. Electric:** \$  
**Dues Period:**

**Features:** Drive In , Garage Bay(s)

**Equip. Leased:**

**Equip. Owned:**

**Owner Pays:** All Other , Exterior Maintenance , External Repairs , Interior Maintenance , Internal Repairs , Liability , RE Taxes , Security

**Tenant Pays:** Electric , Liability , RE Taxes , Utilities-Common , Utilities-Interior

**Current Use:** Distribution , General Industrial , Warehouse  
**Loading Dock:** Raised Dock , Ramped Dock , 8 Ft Wide , 10 Ft Wide  
**Heating:** Propane  
**Construction:** Block , Concrete  
**Water/Sewer:** Water-At Road  
**Boat Dock:**  
**Comm. Amen:**  
**Fireplace:**

**Schools:** Branson  
**Parking:** 20+ Spaces , Off Site , Parking Area , Gravel  
**Cooling:** Attic Fan , Wall Unit(s)  
**Roof:** Metal  
**Lot Desc:** Pasture , Pond(s) , Secluded Lot , Sloping , Wooded  
**Fencing:**  
**Docs on File:**  
**Seller Prov:**

**Remarks:** Industrial Warehouse space for Sale. The structure is concrete block and frame on a concrete foundation with 20+ ceiling height. Current tenant is reducing the amount of sqft. they need and are willing to stay and continue to lease a unit if more than one is purchased and a lease back is needed. \*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

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Customer Display

C 351244A

[1171 Buchanan Rd. Bldg "A", Branson, MO 65616](#)



\$585,000



**County:** Taney  
**Inside City:** No  
**Lake/River:**  
**Levels:** 1  
**Apx. SqFt:** 36000  
**Yr Built:** 1990  
**Apx. Acres:** 5  
**Covenants:** No  
**RE Incl:** Yes  
**Lot Dim:** 5 +/-

**Area Location:** WCT  
**Zoning:** Commercial  
**WaterView/Front:** None  
**Units:** 3  
**SqFt Livable:**  
**YB Src:** County  
**Road Front:** 1000  
**Restrictions:**

**Tax ID:** 08-4.0-18-000-000-001.000

**Tax Amnt:** \$

**Tax Year:** 2010

**Bus. Type:** Commercial  
**Bus. Name:** 1\$ Shops  
**Lease Trms:** SqFt/Yr  
**Lease \$:** \$3  
**Lease Cond:**  
**Laundry:**

**Lease/Sale:** Sale  
**Yr. Bus. Std:** 1992  
**Bldg Size:** 36000  
**Lease Spc:** 36000  
**Living Qtrs:**  
**Fireplaces:**

**Gros. Rec:** \$  
**Cost Sales:** \$  
**Expenses:** \$  
**Parking:** Ample  
**RV Pads:**

**CAP %:** %  
**Dock/Slip:**  
**Dock/Slip Permit:**

**CAM:**  
**Dock/Slip Size:**  
**Dock/Slip Agmt:**

**CAM Desc:**  
**Dock/Slip Type:**  
**Dock Fee \$:** \$

**Elec. Supplier:** Empire Elec  
**Avg. Electric:** \$  
**Dues Period:**

**Features:** Drive In , Garage Bay(s)

**Equip. Leased:**

**Equip. Owned:**

**Owner Pays:** All Other , Exterior Maintenance , External Repairs , Interior Maintenance , Internal Repairs , Liability , RE Taxes , Security

**Tenant Pays:** Electric , Liability , RE Taxes , Utilities-Common , Utilities-Interior

**Current Use:** Distribution , General Industrial , Warehouse

**Schools:** Branson

**Loading Dock:** Raised Dock , Ramped Dock , 8 Ft Wide , 10 Ft Wide

**Parking:** 20+ Spaces , Off Site , Parking Area , Gravel

**Heating:** Propane

**Cooling:** Attic Fan , Wall Unit(s)

**Construction:** Block , Concrete

**Roof:** Metal

**Water/Sewer:** Water-At Road

**Lot Desc:** Pasture , Pond(s) , Secluded Lot , Sloping , Wooded

**Boat Dock:**

**Fencing:**

**Comm. Amen:**

**Docs on File:**

**Fireplace:**

**Seller Prov:**

**Remarks:** Industrial Warehouse space for Sale or Lease. The structure is concrete block and frame on a concrete foundation with 20+ ceiling height. Current tenant is reducing the amount of sqft. they need and are willing to stay and continue to lease a unit if more than one is purchased and a lease back is needed. \*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

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Customer Display

V 346522A

[1171 Buchanan Rd, Branson, MO 65616](#)



\$316,000



<b>County:</b>	Taney	<b>Area Location:</b>	WCT
<b>Subdiv:</b>	None	<b>Inside City:</b>	No
<b>Lake/River:</b>		<b>Water View/Frnt:</b>	None
<b>Apx. SqFt:</b>		<b>Road Frnt:</b>	300
<b>Lot Type:</b>	Agricultural	<b>Apx. Acres</b>	35
<b>Lot No:</b>		<b>Block No:</b>	
<b>Covenants:</b>	No	<b>Restrictions:</b>	No
<b>Zoning:</b>	agricultural		
<b>Lot Dim:</b>	35 Acres +/-		

<b>Tax ID:</b> 08-4.0-18-000-000-001.000	<b>Tax Amnt:</b> \$	<b>Tax Year:</b> 2010	<b>Tax Source:</b>
<b>HOA:</b> No	<b>HOA \$:</b> \$	<b>Dues Period:</b>	<b>Elec. Supplier:</b>
<b>Spec. Assmt:</b>	<b>Spec. Assmt \$:</b> \$	<b>Assmt. Period:</b>	
<b>Dock/Slip:</b>	<b>Dock/Slip Type:</b>	<b>Dock/Slip Size:</b>	<b>Dock/Slip Permit:</b>
<b>Dock/Slip Agmt:</b>	<b>Dock Fee \$:</b> \$	<b>Dues Period:</b>	
<b>Water/Sewer:</b> Sewer-At Road		<b>Schools:</b> Branson	
<b>Lot Desc:</b> Pond(s) , Secluded Lot , View-Golf Course , View-Mountain , Wooded , Interior		<b>Street/Drive:</b> Street - Asphalt	
<b>Outbuildings:</b>		<b>Road Access:</b> ACCESS-2 Lane	
<b>Easements:</b> None		<b>Fencing:</b>	
<b>Restrictions:</b> None			

**Boat Dock:**  
**Comm. Amen:**  
**Docs on File:**

**Remarks:** 35 +/- Acres on Buchanan just west the Branson High School. Perfect for large estate, residential or multi family. This property is directly north of Branson Hills and adjoins. With frontage on Buchanan gives this property good access to all of Branson. \*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

**Directions:** This property is apart of a larger 43.43 +/- acres and will need to be re-surveyed in order to have an accurate legal.



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Customer Display

C 346523A

[1171 Buchanan, Branson, MO 65616](#)



\$3,000



**County:** Taney  
**Inside City:** No  
**Lake/River:**  
**Levels:** 1  
**Apx. SqFt:** 72000  
**Yr Built:** 1990  
**Apx. Acres**  
**Covenants:** No  
**RE Incl:** Yes  
**Lot Dim:** Acreage available if needed

**Area Location:** WCT  
**Zoning:** Commercial  
**WaterView/Front:** None  
**Units:** 3  
**SqFt Livable:**  
**YB Src:** County  
**Road Front:** 1000  
**Restrictions:**

**Tax ID:** 08-4.0-18-000-000-001.000

**Tax Amnt:** \$

**Tax Year:** 2010

**Bus. Type:** Commercial  
**Bus. Name:** 1\$ Shops  
**Lease Trms:** Monthly  
**Lease \$:** \$3000  
**Lease Cond:** \$3000 each Bay @ 12000 sqft ea  
**Laundry:**

**Lease/Sale:** Lease  
**Yr. Bus. Std:** 1992  
**Bldg Size:** 72000  
**Lease Spc:** 12k-72k  
**Living Qtrs:**  
**Fireplaces:**

**Gros. Rec:** \$  
**Cost Sales:** \$  
**Expenses:** \$  
**Parking:** Ample  
**RV Pads:**

**CAP %:** %  
**Dock/Slip:**  
**Dock/Slip Permit:**

**CAM:**  
**Dock/Slip Size:**  
**Dock/Slip Agmt:**

**CAM Desc:**  
**Dock/Slip Type:**  
**Dock Fee \$:** \$

**Elec. Supplier:** Empire Elec  
**Avg. Electric:** \$  
**Dues Period:**

**Features:** Drive In , Garage Bay(s)

**Equip. Leased:**

**Equip. Owned:**

**Owner Pays:** All Other , Exterior Maintenance , External Repairs , Interior Maintenance , Internal Repairs , Liability , RE Taxes , Security

**Tenant Pays:** Electric , Liability , RE Taxes , Utilities-Common , Utilities-Interior

**Current Use:** Distribution , General Industrial , Warehouse  
**Loading Dock:** Raised Dock , Ramped Dock , 8 Ft Wide , 10 Ft Wide  
**Heating:** Propane  
**Construction:** Block , Concrete  
**Water/Sewer:** Water-At Road

**Schools:** Branson  
**Parking:** 20+ Spaces , Off Site , Parking Area , Gravel  
**Cooling:** Attic Fan , Wall Unit(s)  
**Roof:** Metal  
**Lot Desc:** Pasture , Pond(s) , Secluded Lot , Sloping , Wooded  
**Fencing:**  
**Docs on File:**  
**Seller Prov:**

**Remarks:** Industrial Warehouse space for Lease or Sale. Six 12,000 sqft. bays can be leased separately at \$3,000 per month or purchased at \$315,000 each. The structure is concrete block and frame on a concrete foundation with 20+ ceiling height. Current tenant is reducing the amount of sqft. they need and are willing to stay and continue to lease a unit if more than one is purchased and a lease back is needed.

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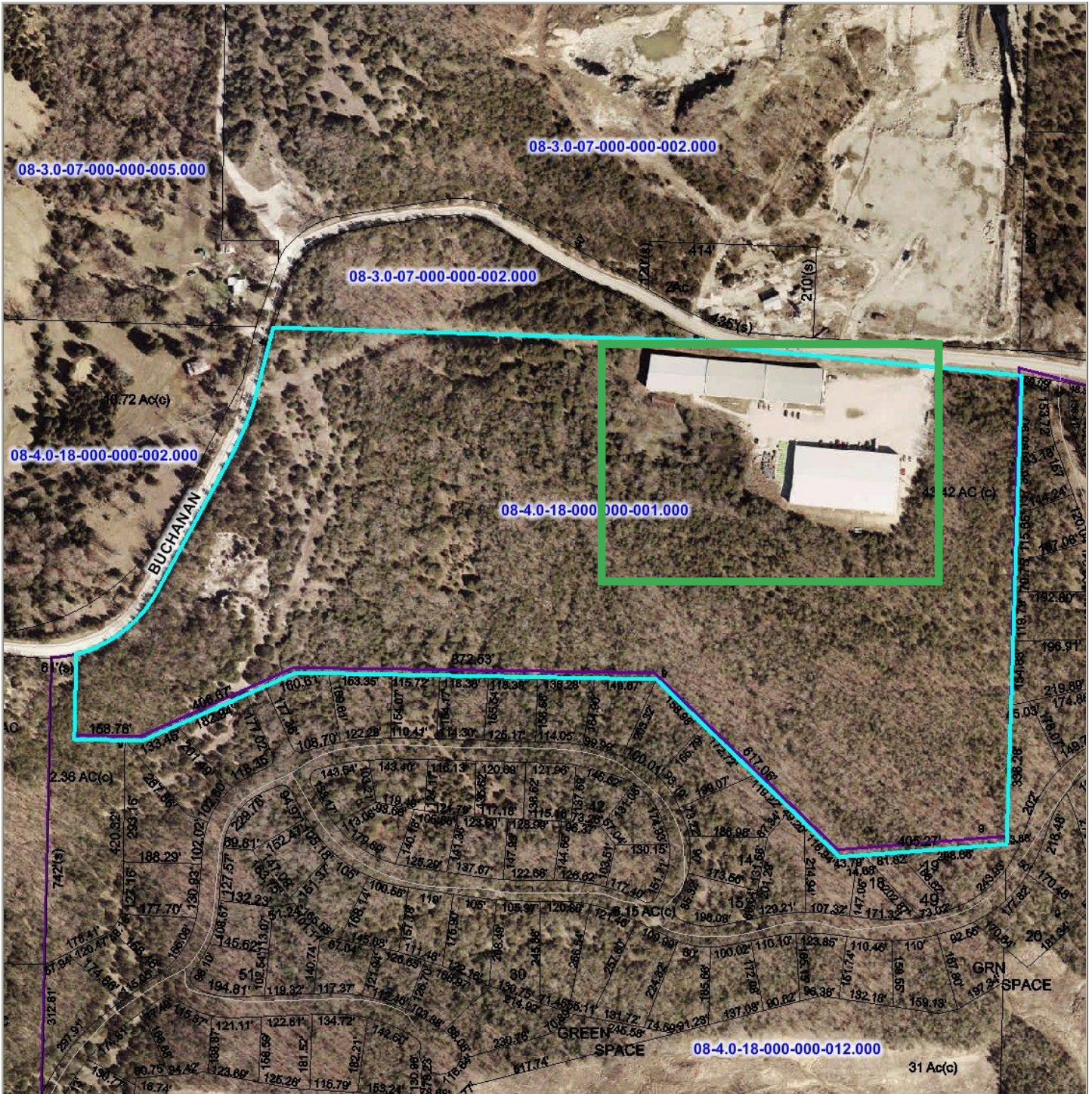


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Parcel ID	08-4.0-18-000-000-001.000	Alternate ID	N/A	Owner Name	CEDARVIEW PROPERTIES INC
Sec/Twp/Rng	18-23-21	Class		Owner Address	CEDARVIEW PROPERTIES INC
Property Address	1171 BUCHANAN RD BRANSON	Acreage	43.42		PO BOX 2250 BRANSON MO 65615-2250

District 4CWX  
Brief Tax Description PT N2NE4 S & E OF CR 248-10

(Note: Not to be used on legal documents)

For more information contact:  
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