

SILVER RAILS PROPERTIES LLC

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To Whom It May Concern:

40 acres of land directly at the exit of a major highway in central Missouri is available for purchase, which would be an excellent new residence for a train enthusiast.

If you are a train enthusiast, this could be your paradise! The property borders the BNSF Mainline from Chicago to Los Angeles which is the daily route of the Amtrak Southwest Chief. It is even adjacent to the Rail Lookout Cabin & Deck, the Depot Inn & Suites railroad themed hotel, and the La Plata Amtrak Station with direct daily service to Chicago, Kansas City, Los Angeles and connecting Amtrak service throughout the nation. Amtrak recently put in 6 million dollars of renovations and upgrades into this station that sees about 11,000 passengers per year. The Kirksville Airport is just 6 miles north of the property and features multiple low cost 90 minute direct passenger jet flights per day to and from Chicago.

The property has easy on/off access just feet from the highway exit. There is a restaurant, bank/ATM, convenience store and gas station at the same exit adjacent to the property. The 18 Hole La Plata Municipal Golf Course is less than one mile from the property and can be reached by golf cart on city streets. Santa Fe Lake with fishing, boating, swimming, picnicking and playground is also less than one mile from the property. Many other stores, restaurants, medical facilities and other services are available 10 minutes north of the property in Kirksville.

This is the only highway exit between Kirksville and Macon, Missouri, that is developed with utilities infrastructure already in place including: electric, water, sewer, natural gas, telephone, trash pickup, cable TV and internet.

The attached flier highlights many of the features of this property.

If you are interested in purchasing this land, please contact me at 564-333-9064 or babs@silverrails.com. Thank you for your time and consideration.

Yours truly,



Barbara Cepinko

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