

# NE Service Road Wright City, MO. 63390

**Sale Price: \$1,120,000**



## Contact

**Randy Lewis**

(636)384-7355

a1mapmkr@gmail.com

**Tom Shaw Jr**

(314)283-5064

TomShawJr55@gmail.com

The property is sitting right on Interstate 70. It is all open and being farmed at this time. This parcel can be used for just about anything, it is zoned Ag and it is unincorporated Warren County. There are also two bill boards on the property that are leased out at this time. Commercial, residential many options for this parcel.

## DIRECTIONS:

*At the 203 exit on interstate 70 at Foristell, take the north service road west 2.5 miles to property on right. Look for sign.*



17813 Edison Ave ◊ Suite 200 ◊ Chesterfield, Missouri 63005

Office: (636) 532-1922 ◊ Fax: (636) 532-0222 ◊ info@shawrealtors.com ◊ www.shawrealtors.com

## Area Information / Property Description

<b>County</b>	Warren
<b>Subdivision</b>	None
<b>School District</b>	Wright City
<b>High School</b>	Wright City High
<b>Middle School</b>	Wright City Middle
<b>Elementary School</b>	Wright City East/West Elementary
<b>Lot Size</b>	32.22+/- acres
<b>Lot Description</b>	Crop
<b>Street Access</b>	Asphalt
<b>Taxes</b>	\$223 / 2015
<b>Possible Use</b>	Commercial, Livestock, Residence, Residential Lots, Tenant Farming
<b>Utilities</b>	Water:     None Electric:    Yes Telephone:  Yes Sewer:      None

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

**PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**