

16183 NW Service Rd Wright City, MO. 63390

Sale Price: \$3,500,000



Contact

Randy Lewis

(636)384-7355

a1mapmkr@gmail.com

Tom Shaw Jr

(314)283-5064

TomShawJr55@gmail.com

Potential for commercial or residential construction. The prime location for this farm is unbelievable. With the plans out of what will take place when they put an on/off ramp at that location opens up prime commercial property. The ramps are just being talked about and no set date when they will go in, but when they do, you will have the location. With three house on the property that are being sold as is, and a beautiful big clean lake with big scattered trees about, make this a very nice farm. Book a tour today.

DIRECTIONS:

At the northwest corner of Strack Church Road and Interstate "70"



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

County	Warren
Subdivision	None
School District	Warren Co.
Type	Acreage Rural, Agri. Land, Farm-Row crop, Farm-Livestock, Recreational
Building Type	Garage, barns, metal building, mobile home
Current Use	Crops, Recreation
Lot Size	140.1+/- acres
Topography	Gently Rolling, Meadow, Pasture, Scattered Timber
Street Access	Interstate/US Hwy, State Highway
Taxes	\$2,400 / 2016
Approximate Road Frontage	1380
Utilities	Water: Public, Well Electric: Yes Telephone: Yes Sewer: Lagood, Septic

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

Cross Property Agent Only Format

Listing Number is 17080951, is 170852453, is 17082461

ML#:17080951 AD: 16183 NW Service Road, Wright City 63390 Area: Wright City R-2 Stat: Active



Agent ID: ranlewis	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Warren	Ti#: 05-13.0-0-00-007.000.000		Tran: Sale
Muni/Twp: Unincorporated	Subdiv: N/A		Taxes/Yr: \$2,400/2015
Schl Dist: Warren Co. R-III			Agmt Type: XA/NOTA
EL: Daniel Boone Elem.	JR: Black Hawk Middle	SR: Warrenton High	Pr/Sqft:
SA: 2	BA: 2	TA: 2	AF#: /
Style:			

Description		Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Prop Type: Acreage & Farms	Age:	#Carprt:	Upp Bd: /	Up Bth: /
Style:	Acres: 140.100 ac	Appr SqFt:	Mn Bd: /	Mn Bth: /
Lot Dim:			Low Bd: /	Lw Bth: /
			# Rms:	Ttl Bth: 0.0

Lot Desc: Backs to Open Grnd, Corner Lot, Fencing, Level Lot, Park View, Pond/Lake, Suitable for Horses **SqFt Src:** **Ttl Liv Ar:**

Construction: **Condition:** Unknown **Ownership:** Private

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Ag Remarks: Contact selling agent Randy Lewis 636-384-7355 for all showings. Buyer and buyers agents are responsible for all measurements of structures and real property

Disc: Sellers Discl. Avail **Room Dimensions & Additional Information**

Utilities		Sewer:	Lagoon, Septic
Cool:	WtrSoftnr:	Water:	Public, Well
Heat:	Cable Avl:	Wtr Heater:	
Source:			
Utility Avg:			

Financial Information		2nd Mortgage:	No
Orig List Price:	Entry Date:		
Poss Buy \$: Yes	Spec Cond: None		
Selling Terms: Cash, Conventional			

Office Information		Contact Phone:	Additional: 636-384-7355 Office: 636-532-1922
Agent Name: Randy S Lewis (ID: ranlewis)		Fax:	636-532-0222
Email Addr: a1mapmkr@gmail.com		Contact Phone:	Additional: 314-283-5084 Office: 636-532-1922
Co-Agent: Thomas C Shaw Jr (ID: SJSHAW1)			
Email Addr: tomshawjr55@gmail.com			
Owner Name:	Owner Phone:		
Occup Name:	Phone to Show:		List Assoc#:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent		Ad Code:
Show: By Appointment Only, Call Listing Agent			CDOM: