

# 16183 NW Service Rd Wright City, MO. 63390

**Sale Price: \$3,500,000**



## Contact

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

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



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

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

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

**Remarks:** 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

**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

### Room Dimensions & Additional Information

**Disc:** Sellers Discl. Avail

### Utilities

<b>Cool:</b>	<b>WtrSoftnr:</b>	<b>Sewer:</b>	Lagoon, Septic
<b>Heat:</b>	<b>Cable Avl:</b>	<b>Water:</b>	Public, Well
<b>Source:</b>		<b>Wtr Heater:</b>	
<b>Utility Avg:</b>			

### Financial Information

<b>Orig List Price:</b>	<b>Entry Date:</b>	<b>2nd Mortgage:</b> No
<b>Poss Buy \$:</b> Yes	<b>Spec Cond:</b> None	
<b>Selling Terms:</b> Cash, Conventional		

### Office Information

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

Presented By: Sheena Mulhall Phone: 636-532-1922