

# FOR SALE

## I-70 VISIBILITY ~ IDEAL LOCATION



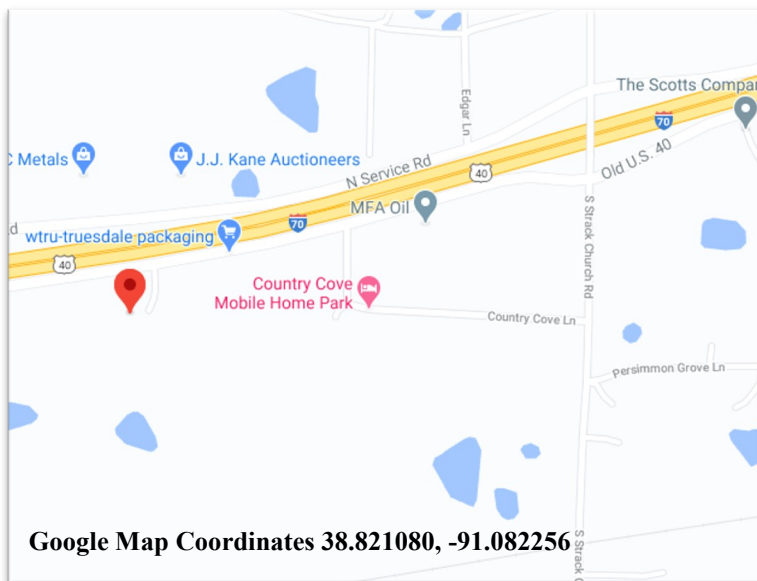
**50.1 +/- ACRES**  
**PRICE: \$18,500/ACRE**

### PROPERTY FEATURES:

- Great combination of open & wooded acreage
- Ideal commercial location
- Prime for development or potential for 1031 exchange
- South Service Road Frontage
- Lays great for building
- Warrenton R-III School District
- Taxes \$578 for 2020

### VETERANS MEMORIAL PKWY, WRIGHT CITY

**Directions:** 70 West to the Second Wright City exit, #199. Turn left crossing over I-70 to right onto the South Service Road West and continue 2.4 miles to the property on the left. **Watch for the Westbound Real Estate sign.**



For more information contact: **Phil Reid at 314-486-8642**