

# FOR SALE

## FLAT COMMERCIAL ACREAGE



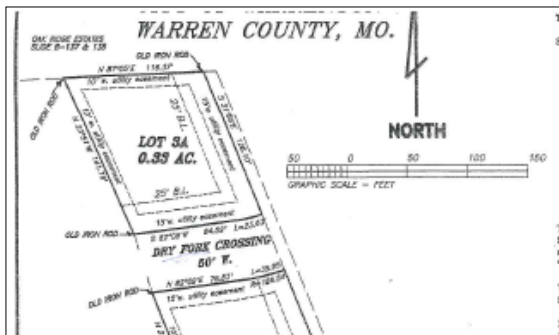
**0.33 ACRES**  
**PRICE: \$31,000**

### PROPERTY FEATURES:

- Lots of visibility
- South Hwy 47 frontage
- Water, sewer, gas and electric!
- Easy to access, corner location
- Zoned C-3
- Could be a nice homesite with proper variance as well
- Taxes: \$395 in 2021

### DRY FORK CROSSING, WARRENTON, MO

**Directions:** Hwy 70 to the Warrenton Exit. Go South on Hwy 47 for approximately 2.2 miles to the property on the right. **Watch for the Westbound Real Estate sign.**



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