

FOR SALE

25.31 Acres N. Service Road



HIGHWAY 70 FRONTAGE & VISIBILITY!

- Hwy 70 frontage!
- County water on 2 sides!
- Potential for commercial or development opportunity!
- Prime location with outer road access

**NORTH SERVICE ROAD
WARRENTON, MO 63383**

LOT SIZE: 25.31 ACRES

PRICE: \$9,900 / ACRE

*****MAY DIVIDE*****

13.31 ACRES: \$9,900/AC

12.00 ACRES: \$9,900/AC

Gently rolling acreage with Highway 70 frontage and great exposure! County water along 2 sides!!! Excellent potential commercial location or great opportunity for development. Approximately 1,337 ft of outer road frontage. Seller will divide. Mix of open & wooded acreage with a small pond. Some restrictions apply.

Directions: 70 west to the Warrenton exit, #193. Make a right then immediate left onto the North Service Road. Proceed approximately 3 miles to the property on the right. Property starts on the corner of Edgewood Drive & the North Service Road.

For more information please contact:

Philip Reid or Michelle Smith 800-656-7595