

FOR SALE

186 Acres Hwy 70 Frontage



EXCELLENT HIGHWAY VISIBILITY!

- Hwy Frontage: 2541.72 ft
- Zoned Agricultural
- Highway 70 visibility
- Lays great, nearly level
- Outer road access
- Blacktop frontage
- Excellent commercial opportunity!

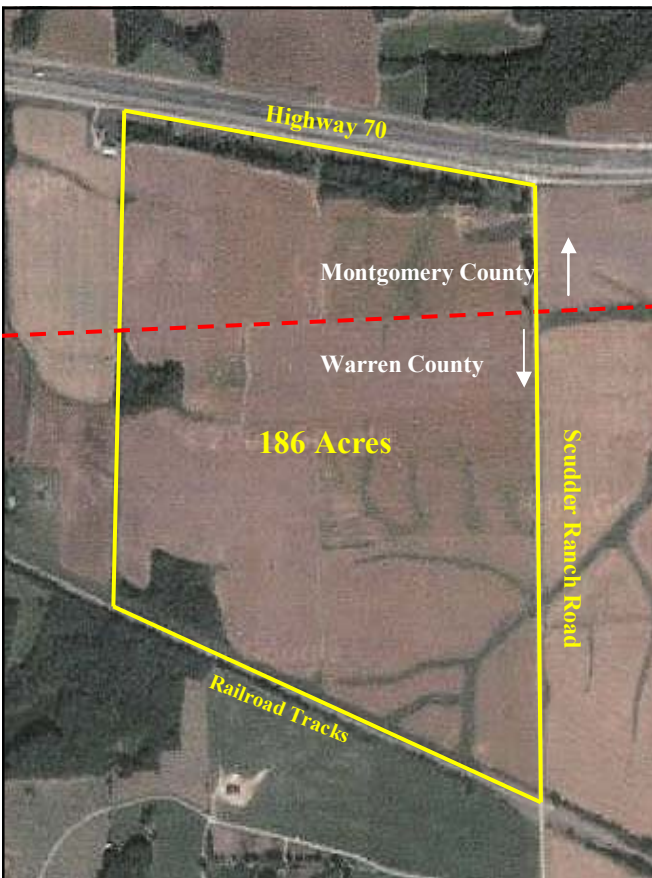
LOT SIZE: 186 ACRES
PRICE: \$9,800 / ACRE

*****SELLER MAY DIVIDE*****

***IF DIVIDED, PRICE WILL BE ADJUSTED PER ACRE.**

Ideal commercial location with maximum Highway 70 exposure and plenty of road frontage! Nearly level acreage, currently being cropped. Between the Pendleton exit, #188 and the Jonesburg exit, #183 on Highway 70. *** The portion of property in Montgomery County is zoned commercial, remaining property in Warren County is zoned agricultural. Agent owned.

Directions: Take Highway 70 West to the Truxton exit, exit 188. Make a left crossing over Hwy, then immediate right onto the South Service Road. Property is approx. 2 miles down on left.



For more information please contact:

Philip Reid or Michelle Smith 636-456-5922