



Dutchman Realty

Dee Bax

dee@dutchmanrealty.com

1480 Woodstone Dr, Ste 209

St. Charles, MO 63304

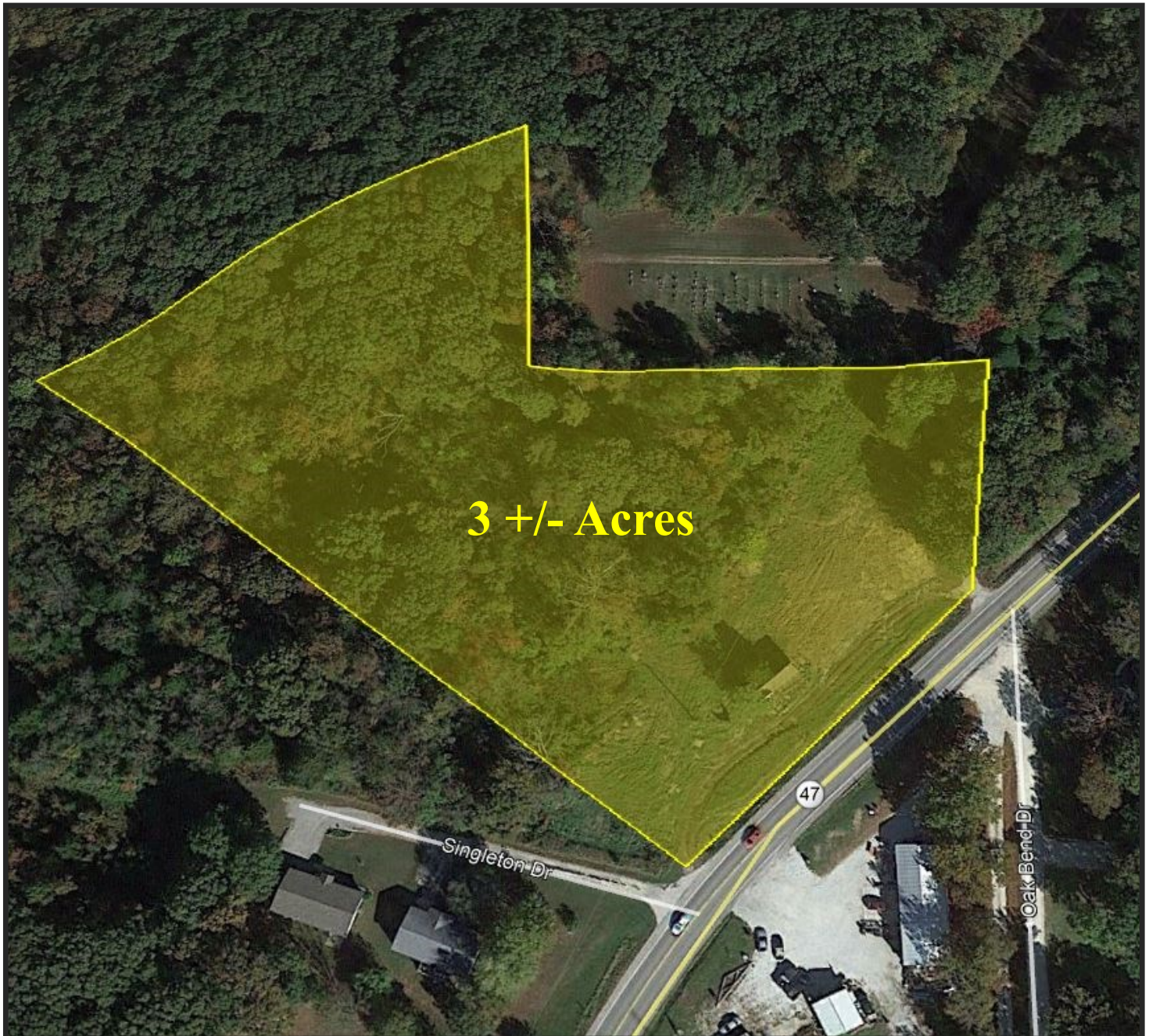
C) 314.267.2664

O) 636.949.0777

dee@dutchmanrealty.com

1717 E Hwy 47
Troy, MO 63379

Best use COMMERCIAL



3 +/- Acres

5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com

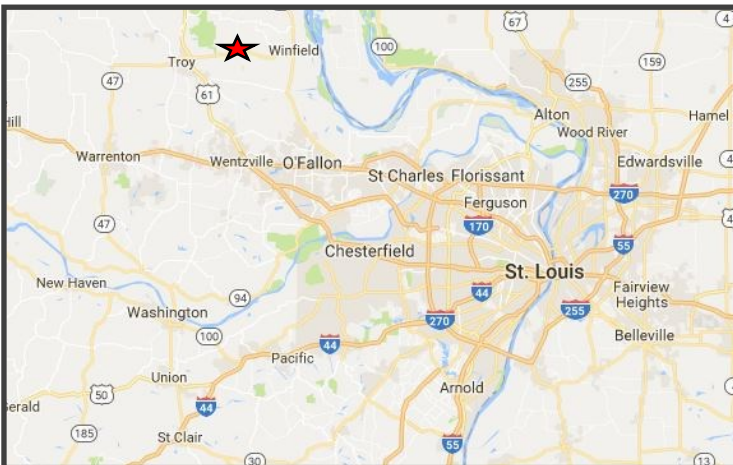
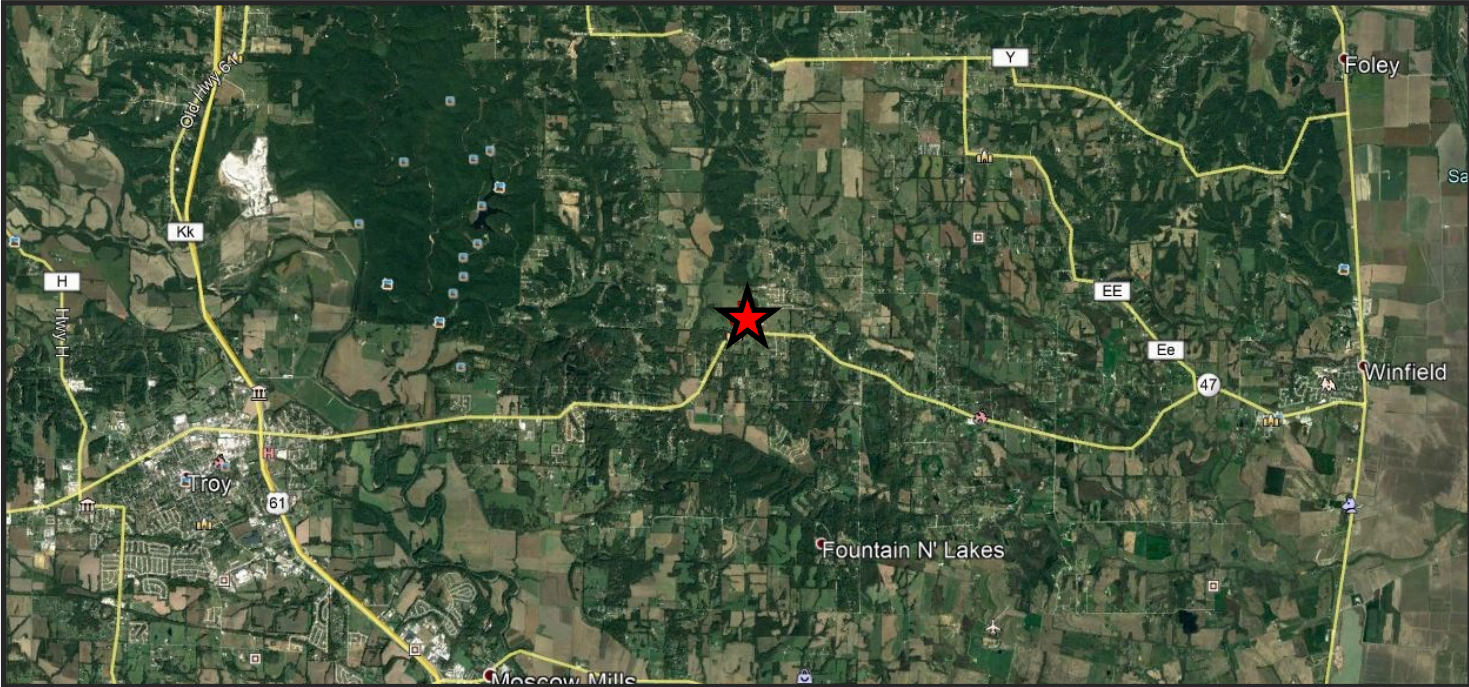
THIS INFORMATION IS THOUGHT TO BE ACCURATE. HOWEVER IT IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE INFORMATION HEREIN CONTAINED, AND IT IS RECOMMENDED THAT ALL BUYERS SHOULD MAKE A PERSONAL INSPECTION OF THE PROPERTY. THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE OR APPROVAL. THE SELLER FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL OFFERS. ALL INQUIRIES, INSPECTIONS, APPOINTMENTS AND OFFERS MUST BE HANDLED



Dutchman Realty
 Dee Box
 dee@dutchmanrealty.com

1480 Woodstone Dr, Ste 209
 St. Charles, MO 63304
 C) 314.267.2664
 O) 636.949.0777
 dee@dutchmanrealty.com

**1717 E Hwy 47
 Troy, MO 63379** **\$90,000.00**



- 3.0 +/- Acres
- Located in Unincorporated Lincoln County
- Water, Sewer, Electric
- Best usage: Commercial, Strip Center, Convenience Store
- Former Gas Station, tanks removed

Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and buyer accepts the property in its "AS-IS" "WHERE-IS" condition with all faults.

5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com

THIS INFORMATION IS THOUGHT TO BE ACCURATE. HOWEVER IT IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE INFORMATION HEREIN CONTAINED. AND IT IS RECOMMENDED THAT ALL BUYERS SHOULD MAKE A PERSONAL INSPECTION OF THE PROPERTY. THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE OR APPROVAL. THE SELLER FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL OTHERS. ALL INQUIRIES, INSPECTIONS, APPOINTMENTS AND OFFERS MUST BE HANDLED BY DUTCHMAN REALTY, INC.