

For Sale

23+ Acres of Industrial Zoned Land

9 Keeteman Rd.
Old Monroe, MO 63369



- 23+ acres of Industrial Land Available:
 - ◆ Parcel ID# 21-10-12-000-000-005.003 - 8.66 acres
 - ◆ Parcel ID# 21-10-12-000-000-011.000 - 11.59 acres
 - ◆ Parcel ID# 21-10-12-000-000-023.000 - 3.18 acres
- Currently operating as a Saw Mill, equipment can be removed from industrial building if unwanted
- Several outbuildings totaling approx. 100,000 +/- SF
- Side car rail access with BNSF Railroad
- Small office building located on property
- Property sits in flood plain
- Easy access to Hwy. 79
- **Sale Price: \$2,450,000**

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

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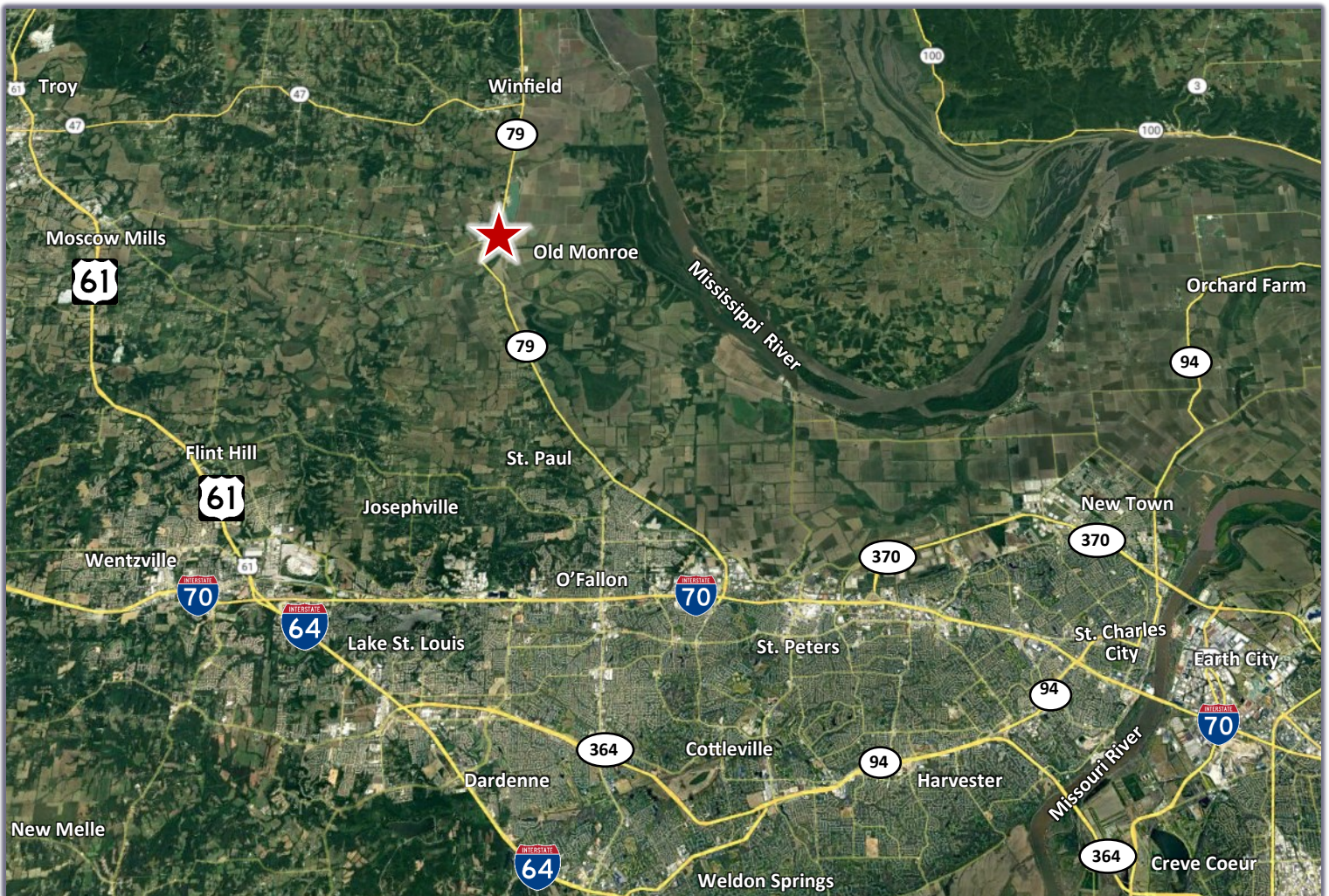


CISSELL MUELLER
COMPANY, L.L.C

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
State Highway C	2nd St W	1,363	2022	0.12 mi
3rd Street	N 3rd St SW	1,351	2022	0.16 mi
Pine St	Locust St E	2,224	2022	0.21 mi
16735	Locust St E	1,869	2015	0.21 mi
Not Available	Not Available No	1,507	2020	0.29 mi
16733	-	1,946	2015	0.29 mi

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