

**ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION  
4.26± AC. GW LANE, WAYNESVILLE, MO 65583**



**BIDDING CLOSES: 5:30PM  
WEDNESDAY, OCTOBER 5, 2022**



**4.26± Acres**

**GW LANE**



**B&B THEATRES**



**Lowe  
Chevrolet**

**CHORD AVENUE**

**Adam's**  
Auction & Real Estate Services, Inc.

618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751



**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**

# GENERAL INFORMATION & AUCTION TERMS



**4.26± ACRES**

TOTAL LOT SIZE

**1.8± ACRES**

BUILDABLE ACRES

**COMMERCIAL**

ZONING

**\$1,239**

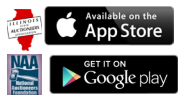
TOTAL '20 TAXES

All Public Utilities Available Near Property • Excellent Visibility from I-44 & Ichord Avenue • Located within Patriots Landing Development  
 Near the Existing Signalized Intersection of GW Lane & Ichord Avenue (MO Highway H) • Convenient I-44 Access  
 5± Miles Ft. Leonard Wood, MO • 29± Miles to Rolla, MO • 33± Miles to Lebanon, MO  
 Average Annual Daily Traffic Counts: Ichord Ave = 7,098+/- One Way; GW Lane = 1,151+/- One Way; I-44 = 17,715+/- One Way

## PARCEL NUMBERS

P.I.N	Size	Amount
11-7-0-35-000-002-001.002	4.26± Acres	\$1,239

Terms: \$50,000 Down Day of Sale on Real Estate  
 Balance Due in 45 Days • 6% Buyers Premium  
 List subject to change without notice  
 Final Bid is Subject to Owner/Seller Approval. LIC# 044000169  
 Any announcement made day of sale takes precedence over any printed material



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.