

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



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

4.26± Acres

GW LANE

CHORD AVENUE



B&B THEATRES



**Lowe
Chevrolet**

Adam's
Auction & Real Estate Services, Inc.

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



For Online Bidding Visit: AdamsAuctions.HiBid.com

GENERAL INFORMATION & AUCTION TERMS



4.26± ACRES

TOTAL LOT SIZE

1.8± ACRES

BUILDABLE ACRES

COMMERCIAL

ZONING

\$1,239

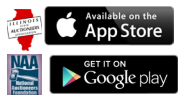
TOTAL '20 TAXES

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	4.8± Acres	\$1,396

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.