



Arnold MO Real Estate iAuction

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com

ONLINE
AUCTION



BIDDING ENDS Wednesday, MAY 29th at 10:00AM
BID NOW at www.Trophypa.com

PROPERTY ADDRESS:

1661 & 1669 MO St. Rd
Arnold, MO 63010

ACRES: 2.728

COUNTY: Jefferson

PROPERTY HIGHLIGHTS:

- Attention Real Estate Investors!
- 3 Homes sitting on 2.728 surveyed acres
- Premium location!
- Road Frontage
- Great access to Hwy 141 and I-55
- Next to the Arnold Recreation Center, Public Library and Jefferson College
- Income potential as rentals
- Zoned R-4

PROPERTY DESCRIPTION:

After having this real estate in our family for more than 80 years, we have decided to sell our family estate at internet-only auction. - Sellers: Richard and Wanda Simpson Trust

Attention Real Estate Investors – don't miss out on this great opportunity! This property in the heart of Arnold, MO offers 2.728 surveyed acres and three single-family homes. The premium location next to the Arnold Recreation Center, Public Library and Jefferson College also provides easy access to Hwy 141 and I-55.

This longtime family estate allowed multiple generations to live near one another. The possibilities are many with this property – You may choose to live in one of the homes and rent the other two or use all three homes as income producing properties. Buyer may also pursue a Conditional Use Permit for other building opportunities. All required documents to be submitted with Conditional Use Permit application to the Arnold Planning Commission. Zoned R-4 allows for multi-family homes and villas pending Planning Commission approval process.

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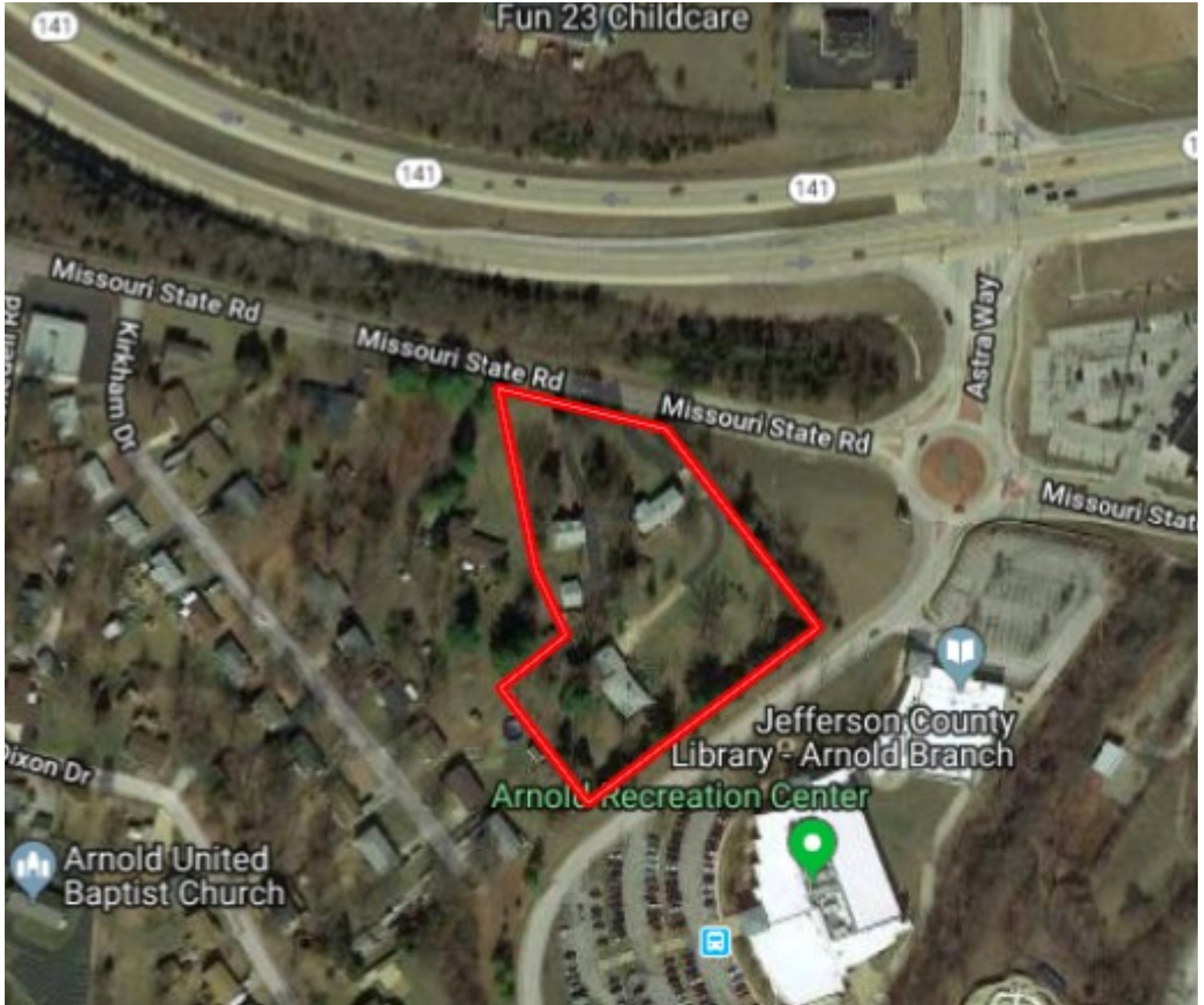
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There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".