



# Warren County Missouri Land iAuction - Hoelscher Property

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

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



**BIDDING ENDS WEDNESDAY, MARCH 29<sup>TH</sup> AT 10:00 AM**  
**SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)**

**PROPERTY ADDRESS:**

22720 W Veterans Memorial Pkwy  
Warrenton, MO 63383

**ACRES:** 2.65

**COUNTY:** Warren

**AUCTION DETAILS:**

**Property Preview Saturday, March 11th 11AM to 1PM.**

**Bidding Ends Wednesday, March 29th at 10AM.**

Investment/Commercial opportunity with this 4 bed, 1 1/2 bath home on 2.65 surveyed acres of unrestricted prime property. This premium location has over 500 foot of Interstate 70 frontage, less than one hour west of St. Louis only minutes from Flying J Truck Stop. Multiple outbuildings, some with utilities, great for equipment storage, county water and new septic.



**PRESENTED BY:**

**MICHELLE BROOKS**

**Residential Specialist**

M: (636) 359-1710

P: (855) 573-5263 x749

E: mbrooks@trophy.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.Trophy.com](http://www.Trophy.com)

[leads@trophy.com](mailto:leads@trophy.com)

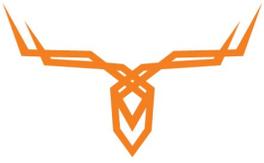


# Warren County Missouri Land iAuction - Hoelscher Property

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)

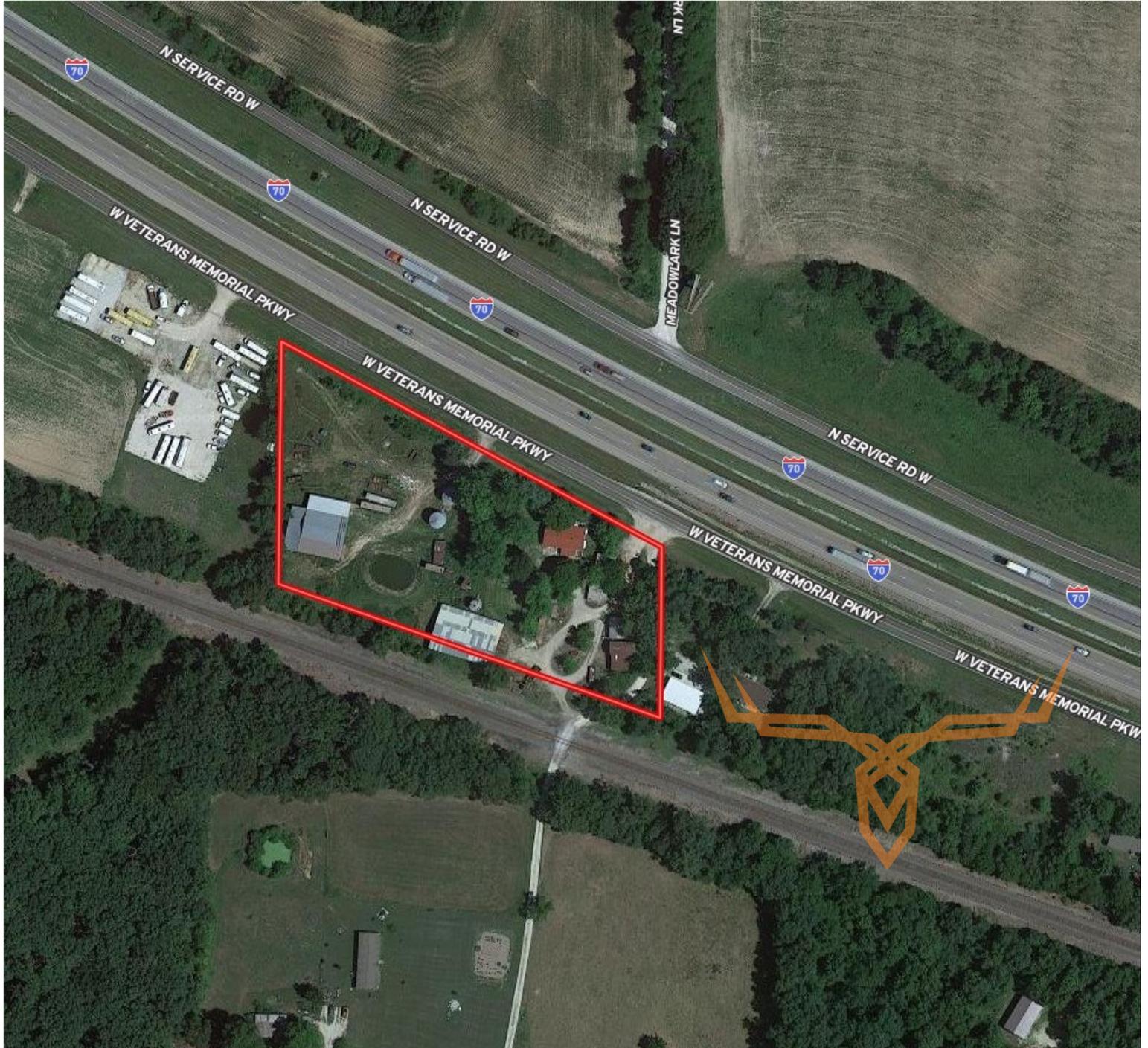




# Warren County Missouri Land iAuction - Hoelscher Property

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

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.