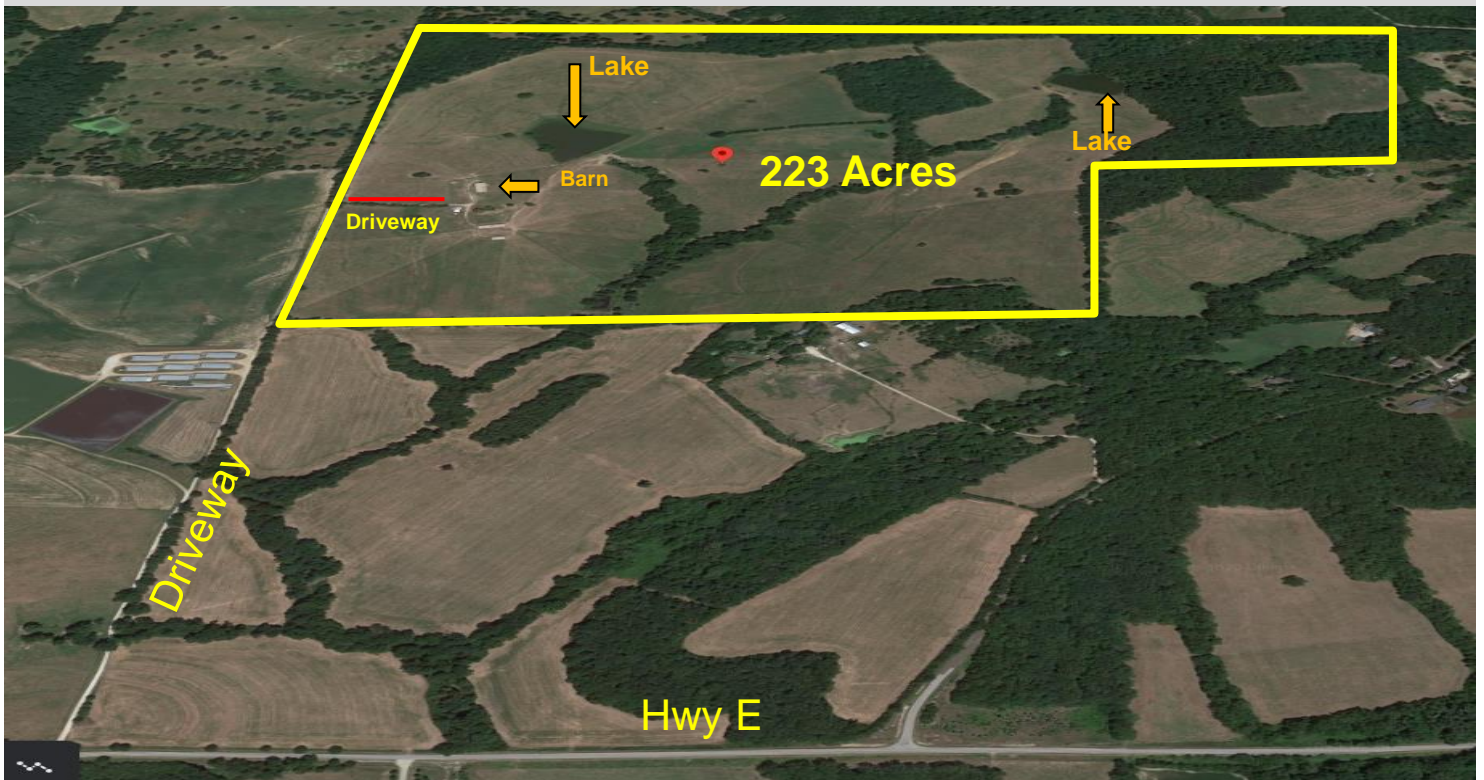


ED HOLTHAUS REALTY LLC

FOR SALE



**3025 Hwy E
New Haven, MO**

**223.45 Acres
MLS # 21000867**

For more information, please contact:

**Ed Holthaus
Cell: 314-378-0060
ed@ehrstl.com**

FOR SALE

- Approximately 70% Open & 30% Wooded
- Gently Rolling, Water Well
- Seller may Divide
- See attached page for more information
- 2 Parcels - 44+ acres & 178+acres
- For Drone Video of Property. Go to:

https://player.vimeo.com/external/503867966.hd.mp4?s=c6acebb811c3400ca581ad582999d41c0f5686d&profile_id=175

Price: \$5,400.00 per Acre or \$1,206,630.00

Ed Holthaus Realty LLC
18102B Chesterfield Airport Road
Chesterfield, MO 63005-1117
Cell: 314-378-0060
Office: 636-532-2171
Fax: 636-532-1920
www.ehrstl.com

Licensed in Missouri & Illinois



The information herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker made no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

Taxes – 2020 - \$520.33

Farm Income - \$8,000.00 per year

This is one of the most beautiful Farms we have ever listed.

This Farm can be used for any of the following:

- Fishing
- Hunting
- Horses
- Food Plots for Hunting
- Plant an Orchard
- Cattle
- Snow Mobile
- Cross Country Skiing
- Riding 4 Wheelers

If you have ever thought of owning a farm – This is it! – Only 1 hour from St. Louis. Since it does not front on a highway, it has total privacy and security.

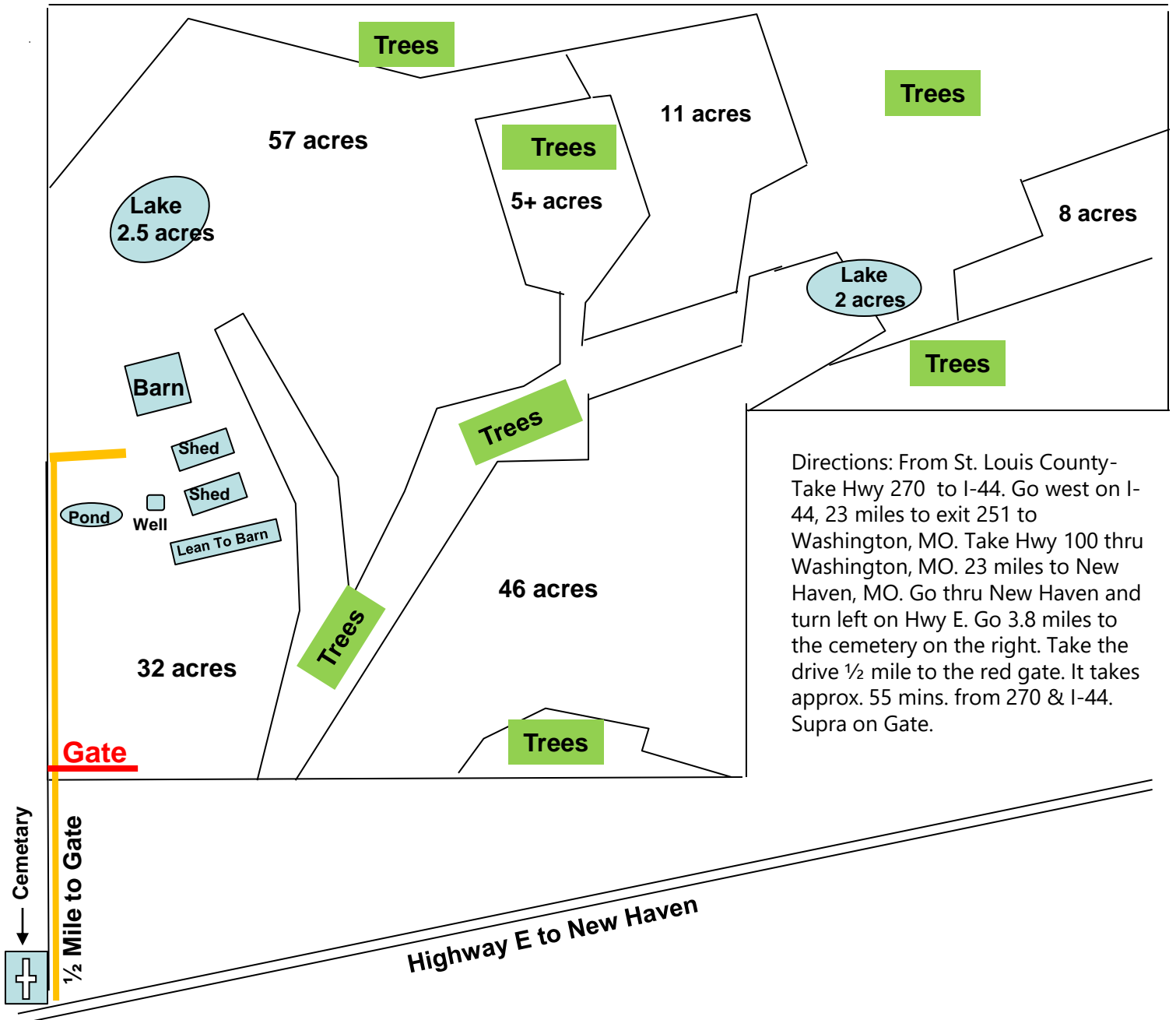
See next page for a plat of the property.

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Directions: From St. Louis County- Take Hwy 270 to I-44. Go west on I-44, 23 miles to exit 251 to Washington, MO. Take Hwy 100 thru Washington, MO. 23 miles to New Haven, MO. Go thru New Haven and turn left on Hwy E. Go 3.8 miles to the cemetery on the right. Take the drive 1/2 mile to the red gate. It takes approx. 55 mins. from 270 & I-44. Supra on Gate.

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