

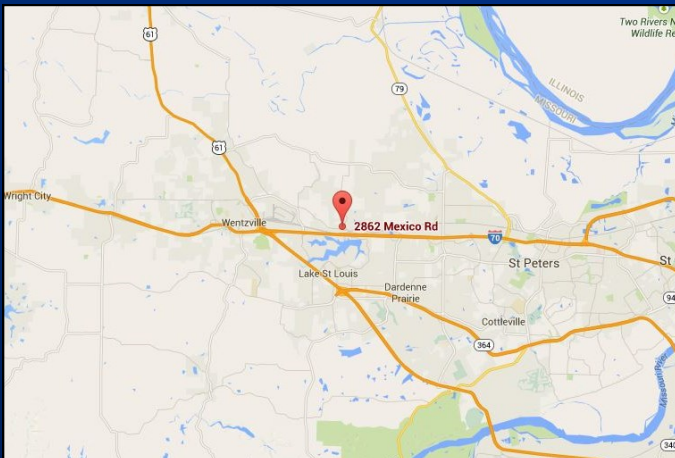
**FOR SALE**

**2862 Mexico Rd & Guthrie Rd**

O'Fallon, MO



**2862 Mexico Road  
Guthrie Road  
53.66± Acres**



- Great residential development opportunity
- 14.87± Acres on Mexico Rd can be easily developed for residential lots averaging 9,000 square feet; level and cleared lot.
- 38.79± Acres on Guthrie Rd great for custom home sites with larger lots; wooded and rolling.
- Property can be serviced by O'Fallon sewers upon annexation; older home and outbuildings being sold as-is; septic not up to code and well on site
- Will not divide

For more Information or to schedule a tour please contact:

**DEE BAX**

President/Founder

636-949-0777 Office

314-267-2664 Cell

dee@dutchmanrealty.com

**FOR SALE: \$560,000.00**



2507 Hwy K  
O'Fallon, MO 63368

636-949-0777 Office  
636-949-5369 Fax  
www.dutchmanrealty.com