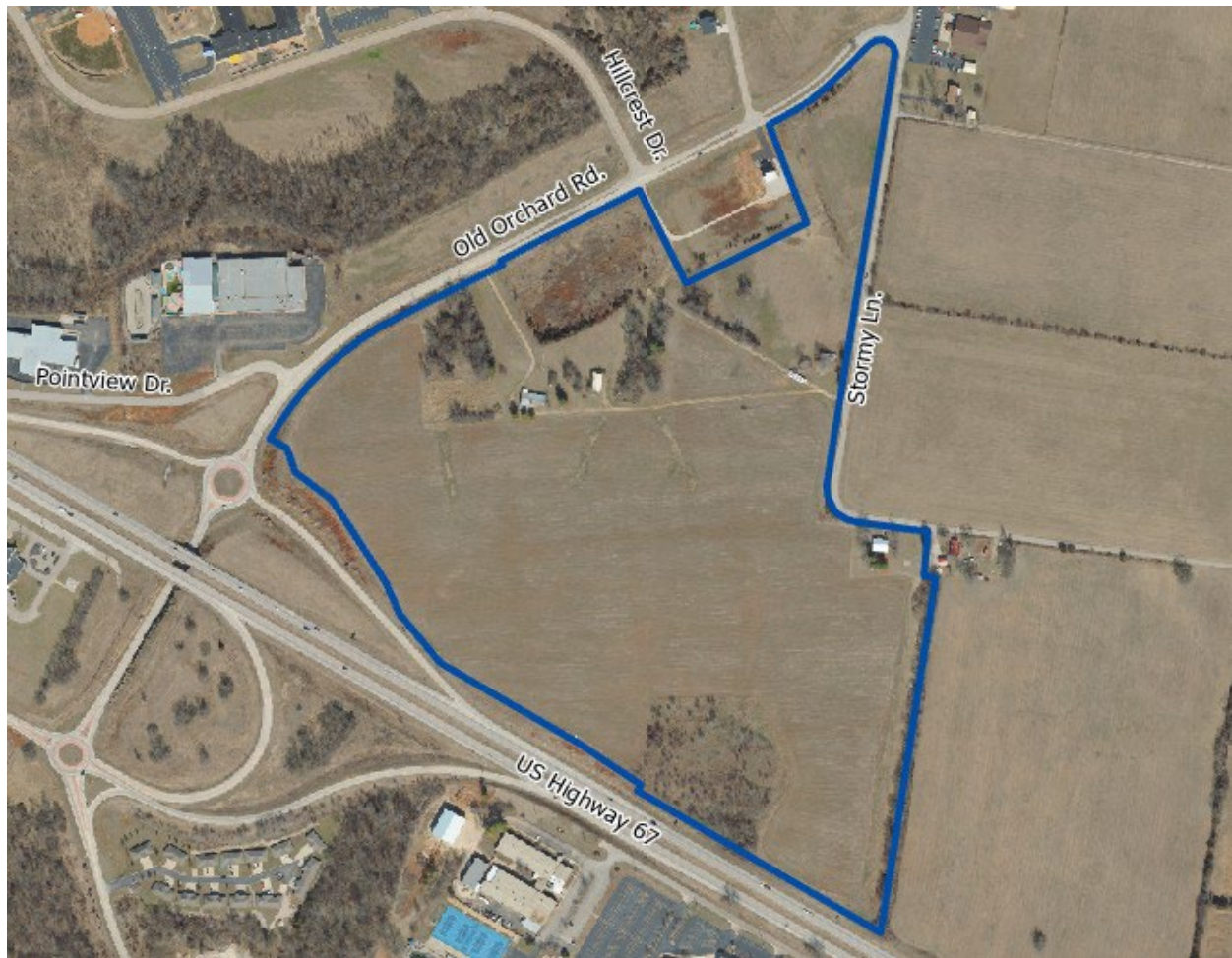




Premier Site: Orchard Property in St. Francois County



DESCRIPTION

Approximately 80-acre property in Bonne Terre, Missouri, bounded by Old Orchard Road on the northwest, Story Lane on the southeast and U.S. Highway 67 on the southwest

PROXIMITY TO INTERSTATE

From I-55, take exit 157 at State Route Y, continue west to Route Y for approximately 13 miles. Turn south (left) onto Route D and travel approximately 3.5 miles. Turn west (right) on State Route K and travel approximately 7 miles. Turn south (left) to merge onto U.S. Highway 67 S. Destination will be on the left in approximately 1 mile.

LONGITUDE AND LATITUDE

37.912756N 90.525897W



SITE INFORMATION

- **Total Acreage:** 79.95
- **Number of Acres Certified:**
- **Price per Acre or Lease Price of Certified Acres:** \$23,228.12

SITE DEVELOPMENT INFORMATION

The entire 79.95 site is developable. The property has the general shape of a triangle, bordered by two roads, US Highway 67 and Orchard Road, that apex with a roundabout and the third side is bordered by agricultural land and a secondary road. The site has a few gravel roads in the northeastern portion, leading to a residence and two barns. There is a residence located in the center of the eastern border.

LAND DETAILS

- **Prior:** Agriculture
- **Adjacent Land Uses:** The property is bordered to the northwest by Orchard Road, which separates subject property and agricultural land. The south and southeastern border of the property is road frontage on U.S. Route 67, which separates the subject property and commercial development. Approximately one-third of the eastern border abuts Stormy Lane, which separates the subject property and additional agricultural land. The remaining eastern border is adjacent to agricultural land.
- **Environmental:** SCI Engineering, Inc., completed a Phase 1 on the property on October 13, 2021.
- **Structures:** There are two residences and two barns/sheds on the property for agricultural use.

TYPOGRAPHY

- **Minimum Typographic Elevation:** 2%
- **Maximum Typographic Elevation:** less than 1%
- **Max Elevation Change:** 2.29°
- **Percent of Slope:** 4%

- **Type of Growth/Foliage:** cropland

SITE ACCESSIBILITY

- **Number of Access Points:** 4
- **Number of Roads w/ Access to Site:** 3
- **Traffic Control:** Roundabout
- **Other Manufacturing Facilities in Area:** 0

CLIMATOLOGICAL DATA

There have been no flood events in Bonne Terre in the last ten years. There have been no earthquakes in Bonne Terre in the last ten years. In March 2006, there was a tornado spotted approximately 19 miles to the northeast. In September 2006, there was a tornado spotted 21 miles south of the city. All other recorded tornadoes within the last ten years were over 30 miles from Bonne Terre.

TRANSPORTATION

- **Local FAA Approved Airport:** Farmington Regional Airport
- **Distance to Closest Regional Airport:** 14 miles
- **Transit Time from Site to Airport:** 21 minutes
- **Regional Airline Service:** Farmington Regional Airport is a public field. There are no carriers present. St. Louis Lambert Airport is 70 miles away.
- **Closest N/S Interstate:** I-55
- **Distance to N/S Interstate:** 30 miles
- **Closest E/W Interstate:** I-270, I-64 and I-44
- **Distance to E/W Interstate:** 47 miles