

**2711 S. Hwy 94
Defiance, MO 63341**

PRICE: \$4,000,000



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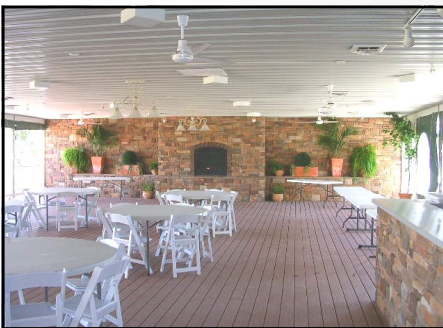
Featured in Better Homes and Gardens, this Defiance area restaurant, wine garden, wedding/special events destination & nursery provides a relaxing country atmosphere while offering a wide selection of perennials, flowering shrubs, annuals, and tropicals. The lovely century old home & restaurant overlooks the beautiful Missouri River valley & is surrounded by many patios, ponds with waterfalls, swans & ducks, gift shops & display gardens. The Patio Cafe & Wine Garden is open daily to further enhance your experience. Don't miss the chance to take the reins of this outstanding business opportunity.

DIRECTIONS: *HWY 64(40/61) TO SOUTH ON HWY 94, APPROXIMATELY 7 MILES TO PROPERTY ON RIGHT, JUST PAST HOLDEN RD.*



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<i>CONSTRUCTION</i>	<i>BUILDING AGES</i>	<i>HEATING</i>	<i>COOLING</i>	<i>FIREPLACE</i>	<i>LAND DESCRIPTION</i>	<i>AMENITIES</i>	<i>TAXES</i>	<i>PARKING</i>
<i>FRAME, METAL</i>	<i>3 to 100+</i>	<i>ELEC. & PROPANE GAS: FORCED AIR</i>	<i>ELEC-TRIC: CENTRAL, CEILING FANS</i>	<i>GAS WOOD-BURNING</i>	<i>LEVEL, ROLLING POND WATER VIEW GRAVEL PARKING LOTS</i>	<i>UNDER GROUND UTILITIES</i>	<i>\$9,212.00 2009</i>	<i>100+ SPACES</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOL DISTRICT</i>
<i>ST. CHARLES</i>	<i>PROPANE GAS, , ELECTRIC, PHONE, INTERNET, WELL, SEPTIC</i>	<i>FRANCIS HOWELL</i>



Approximate aerial view of 2711 S. Hwy 94



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