



WESTBOUND REAL ESTATE

21 N. Stringtown Rd, Foristell, MO 63348

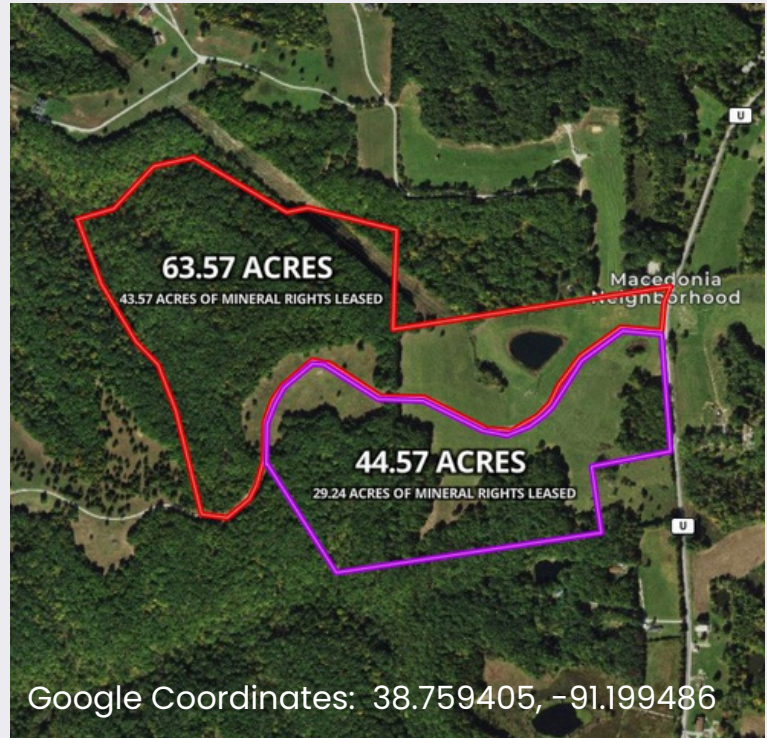
45+/- ACRES

\$10,800/acre

**Sunset Trails Drive
Warrenton, MO 63383**

Beautiful Mix of Open and Wooded Acreage

**adjoining 64+/- acres available*



ABOUT THIS PROPERTY

Gently rolling acreage with some meadows, marketable timber and plenty of room to roam for recreation. Hunting is permitted! Multiple building sites for your custom home with plenty of privacy. Public water access available. Less than 10 minutes to downtown Warrenton.

**29.24 acres does not include the mineral rights - contact office for a mineral rights map* **Agent Part Owner*

DIRECTIONS

I-70 W to MO-47 Warrenton/Hawk Point exit. Left on State Hwy 47 for 0.8 miles, right on E Booneslick Rd/E Main St 0.7 Miles to left on Hwy U, follow for approx. 5.2 miles to Sunset Trails on the right. Parcel is on the left.

PROPERTY FEATURES

- ✔ Open/wooded acreage
- ✔ Public water
- ✔ Marketable timber
- ✔ Warrenton Schools
- ✔ No mobile homes
- ✔ Restrictions apply

PHIL REID
Owner/Broker

