



WESTBOUND REAL ESTATE

21 N. Stringtown Rd, Foristell, MO 63348

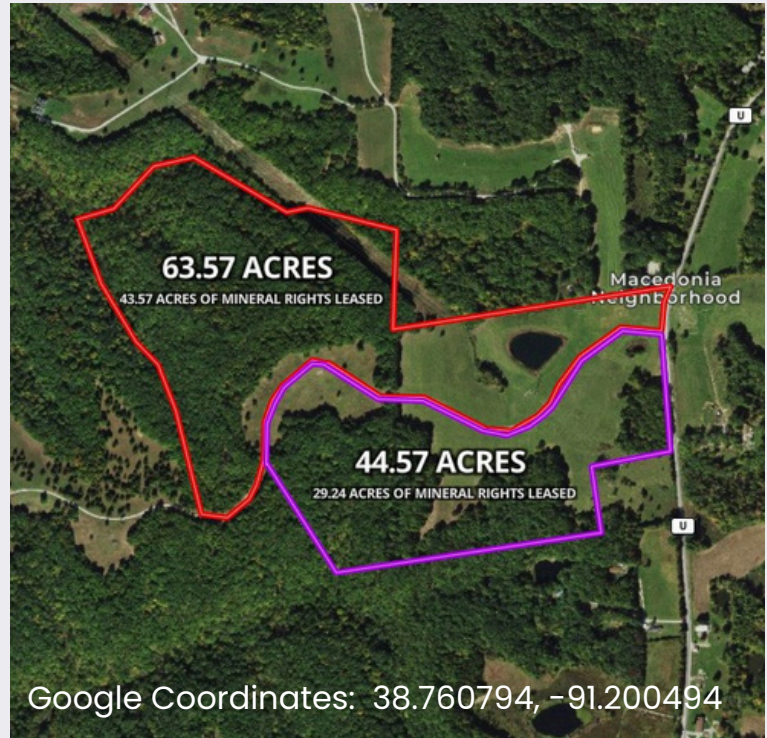
64+/- ACRES

\$10,800/acre

**Sunset Trails Drive
Warrenton, MO 63383**

Mix of Open & Wooded Acreage with a Pond

**adjoining 45+/- acres available*



ABOUT THIS PROPERTY

Beautiful mix of open and wooded acreage with a nice fishing pond, marketable timber and plenty of room for recreation. Hunting is permitted! Multiple building sites with plenty of privacy. Public water access available! Off Hwy U, less than 10 minutes to downtown Warrenton.

**43.57 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 right.

PROPERTY FEATURES

- ✔ Fishing pond
- ✔ Open/wooded acreage
- ✔ Public water
- ✔ Marketable timber
- ✔ Warrenton Schools
- ✔ Restrictions apply

PHIL REID
Owner/Broker



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