



# WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

## 5 BUILDING LOTS

~~10.49 AC - \$16,500/AC~~

~~16.57 AC - \$16,500/AC~~

~~20 AC - \$16,500/AC~~

~~24.57 AC - \$10,800/AC~~

~~36.51 AC - \$10,800/AC~~

**Sunset Trails Drive  
Warrenton, MO 63383**



## ABOUT THIS PROPERTY

Beautiful mix of open and wooded acreage to build your custom home. The 36-ac lot has a nice fishing pond, most lots have 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.

*\*Yellow overlay on map of the acreage does not include the mineral rights. \* 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 (on 36 acres)
- ✓ Open/wooded acreage
- ✓ Public water & electric
- ✓ Marketable timber
- ✓ Warren Co. R-III schools
- ✓ Restrictions apply

**PHIL REID**  
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