



# WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

**MINUTES FROM  
WENTZVILLE, HWY K,  
PARKS, SHOPPING &  
MORE!**

**2.40 acres**  
**\$89,900**

**1 Manderly Place Dr.  
O'Fallon, MO 63366**



Google Coordinates:  
38.81614762133411, -90.75045513180505



## ABOUT THIS PROPERTY

WOODED ACREAGE – Ideal private home site! Perfect blend of privacy & nature with this beautiful level to hilly land. Enjoy suburban living with the feel of the country. This lot has underground utilities with public water and sewer access. Great location close to I-70 making it a short trip to restaurants, shopping, parks & more.

### DIRECTIONS-NOTE: ADDRESS IS NOT GPS FRIENDLY

I-70 West to Exit 216 for Bryan Rd. Right onto Bryan Rd. Left onto W Terra Ln. for 0.9 miles to a right on Hoff Rd. Follow for 1.2 miles to a slight right on Misty Meadow Ln and a right onto Manderly Place Dr. Property will be on the right, look for Westbound Real Estate sign!

## PROPERTY FEATURES

- ✓ Great Spacious Home Site
- ✓ Level to Gently Rolling
- ✓ Privacy - Plenty of Woods
- ✓ Some Restrictions Apply
- ✓ Fort Zumwalt RII Schools
- ✓ Taxes: \$913 for 2024

**PHIL REID**  
Owner/Broker  
314-486-8642



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