



# 10 ACRES \$240,000

**Lot 1 Springview Farms  
Marthasville, MO 63357**

## Custom Home Site - Open & Wooded

Google Coordinates: 38.71700099233111,  
-91.02570673180894



### ABOUT THIS PROPERTY

Beautiful setting to build your new custom home in the country. This lot lays level to gently rolling with plenty of open space yet plenty of trees for privacy! Great location, just off State Hwy O, south of Foristell and only 6 miles to Cedar Lake Cellars! Minutes from I-70. 1,800 sq. ft. minimum, no mobiles, other covenants and restrictions apply. Assessments are \$450 per year. - Agent Owned

### PROPERTY FEATURES

- ✓ Open & Wooded Lot
- ✓ Level to gently rolling
- ✓ Room for recreation
- ✓ Backs to trees
- ✓ Some restrictions apply
- ✓ Wright City Schools

### DIRECTIONS

From Foristell take Hwy T south 5 miles, right on M 1.5 miles, left on O 3.5 miles to Springview Estate Dr, veer right at Y in road, continue to property on right.

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

