



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**



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.

**Property information deemed reliable but not guaranteed. Square footage, acreage, and property condition should be independently verified by the buyer. Price and availability are subject to change.*

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



www.LandToday.com

Office: 636-456-5922
phil@landtoday.com