



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

5.49 acres

PRIVATE WOODED ACREAGE WITH MINIMAL RESTRICTIONS

\$99,900

**T Warren Rd.
Warrenton, MO**



Google Coordinates:
38.761340, -91.099849



ABOUT THIS PROPERTY

Discover the beauty & tranquility of this 5.49 acre rural property, offering a peaceful natural setting surrounded by beautiful mature trees. With plenty of space & privacy, this acreage provides an excellent opportunity to create your own private retreat with minimal property restrictions. An existing electric utility hookup is already in place; Shouses & Barndominiums allowed - stick built only.

*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:

I-70 W to exit 199 for Wright City. Left on Wildcat Dr, right on S. Service Rd. for 2 miles to S. Stracks Church Rd., turn left & follow for 1.1 miles to Hwy M. Turn right & follow for 1 mile, left on Schuetzengrond Rd. Continue for 3.3 miles, right on Bauman-Farm Rd. Left on T Warren Rd, property will be on the left.

PROPERTY FEATURES

- ✓ Shouses & Barndominiums allowed with Approval
- ✓ Electric Hookup
- ✓ Level to Rolling/Hilly
- ✓ Just off of Blacktop
- ✓ Warren Co R-III Schools

PHIL REID
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