



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

33 +/- acres

**PRIVATE ACREAGE
AT END OF ROAD
WITH MINIMAL
RESTRICTIONS**

\$600,000

**29597 Deerfield Ln.
Warrenton, MO**



Google Coordinates:
38.837200, -91.194476



ABOUT THIS PROPERTY

Discover the peace & privacy of this beautiful 33 acre rural property, featuring a mix of open fields & mature trees. With plenty of space & minimal restrictions, this property offers an excellent opportunity to create your own private retreat, homestead, or country escape. Existing home has no value, but with water, septic, & electric already on site, it provides a great foundation for bringing your vision to life. This unique property offers endless possibilities & includes a 40x60 barn with horse stalls!

*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 the Warrenton exit for W. Warrenton Blvd. Take the 1st exit at the traffic circle and continue on W. Warrenton Blvd. At the stop sign, make a left onto the NW Service Rd. Follow for 1.1 miles to Deerfield Ln. Approximately 1.2 miles, property at the end of the road. Look for the Westbound sign!

PROPERTY FEATURES

- ✓ Level to Gently Rolling
- ✓ 40x60 Barn Suitable for Horses
- ✓ Well, Septic & Electric
- ✓ Minutes to Town
- ✓ Warren Co R-III Schools

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