

# FOR SALE

## 95 Deer Run Drive



### BEAUTIFUL HOME SITE WITH LAKE ACCESS!

- Public water to property!
- Electric & septic system in place
- Access to subdivision lake
- Small storage shed
- Nice level corner lot
- Warrenton school district

**PRICE REDUCED!**

**WOODRIDGE LAKE SUBDIVISION  
WARRENTON, MO 63383**

**LOT SIZE: 2.7 ACRES**

**PRICE: \$39,750**



Beautiful building lot located in an established neighborhood with lake access! Lot is nearly level and backs to trees. Public water, electric, septic system and small storage shed already in place!!! Bring your home plans and let your dream unfold!

Directions: Hwy 70 to Warrenton exit, #193, go south on Hwy 47 for 2.4 miles to right on Dry Fork Road into Woodridge subdivision. Continue to right on Woodridge Dr and continue to Deer Run. Lot is on corner of Woodridge and Deer Run.

For more information please contact:

**Philip Reid or Michelle Smith 800-656-7595**