

FOR SALE

4.39 acres Westerly Hills



NICE HOME SITE BACKING TO WOODS!!!

- Lays great, gentle slope
- Public water!
- Taxes: \$396.96 (2009)
- Assessments: \$200 yearly
- Westerly Hills Subdivision
- Warrenton School District

**COLUMBINE DRIVE
WARRENTON, MO 63383**

PRICE REDUCED!!!

LOT SIZE: 4.39 ACRES

PRICE: \$52,500



Great laying lot located very close to town of Warrenton in a nice, well-kept subdivision. Open in the front with a very gentle slope to forest in the back. An ideal spot for building your dream home with public water available! Take a look, you will not be disappointed!

Directions: From Hwy 70 at the Warrenton Exit take 47 south 1/2 mile to MM. (stop light at Kroger) Turn right and go 1/2 mile to Hwy U on left. Take Hwy U 1/2 mile to Columbine on right. Turn right and go a short distance to lot at the end of the road on right.

For more information please contact:
Philip Reid or Michelle Smith 636-456-5922