

# FOR SALE

## 5.23 Acres ~ Fox Creek Estates, Lot 7



### BLACKTOP FRONTAGE AND WATER!

- Mostly wooded acreage
- Blacktop frontage
- Beautiful building site!
- Water - well hook up available
- Lots of privacy!
- Yearly assessment \$400 for (2013)
- 1,800 sq. ft. minimum, no mobiles, other restrictions apply.
- Warrenton School District  
\* Taxes \$722 for 2017

**LOT SIZE: 5.23 ACRES**  
**PRICE: \$32,500**

**FOX CREEK ROAD**  
**WARRENTON, MO 63383**

Excellent home site for custom building located in a newer subdivision. Blacktop frontage & great location, just off Hwy 47! Property is mostly wooded acreage with lots of privacy! Water is available in subdivision with a shared well hook-up. Warrenton School District.

**Directions:** Hwy 70 West to the Warrenton exit, #193. Turn left and go South on Hwy 47 for 6.3 miles to Fox Creek Subdivision on the left. Turn left to enter subdivision. Turn left and continue to Lot 7 near the end of the road on the right. **Watch for the Westbound Real Estate sign.**

For more information please contact:  
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