

# FOR SALE

## Lot 16 ~ 7.69 Acres of Garland Woods

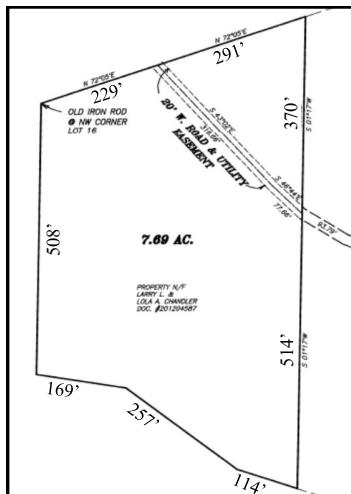
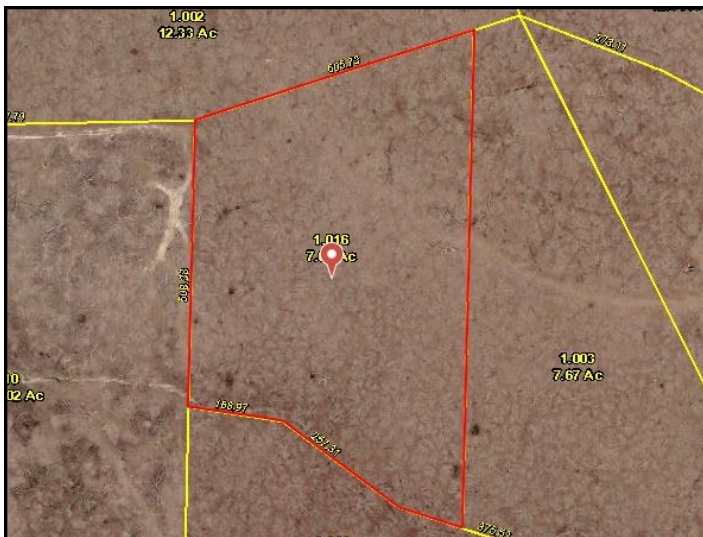


### 7.69 WOODED ACRES IN GARLAND WOODS

- Nice Wooded Ridge
- Excellent for custom building
- Good for Recreation
- 1,600 sq. ft. minimum, no mobiles, other restrictions apply.

Taxes \$65 for 2017 Assessments \$250 yearly

\* This property subject to an easement for adjoining tract.



**GARLAND WOODS - HWY B  
WARRENTON, MO 63383**

**LOT SIZE: 7.69 ACRES**

**PRICE: \$29,900**

This property has a very nice wooded ridge that is excellent for building your new custom home or a weekend getaway. Great location for hunting and recreation! Just minutes from blacktop and I-70. Warrenton R-III School District.

**Directions:** 70 W to Pendleton/Truxton exit, #188. Go south on Hwy B for approximately 4.2 miles to Garland Woods subdivision. Turn right on Garland Woods Drive and go 1.3 miles to Sheridan Court. Turn right and process a short distance to lane on the left and arrow. Processed down lane 1,000 feet to the property –you may have to walk in wet conditions. **Watch for the Westbound Real Estate sign.**

For more information please contact:  
**Philip Reid 314-486-8642**