

# FOR SALE

## 4 acres on Rose Street ~ Montgomery



### BEAUTIFUL BUILDING SITE!

- Gently rolling acreage
- Open with scattered trees
- Ideal for building
- Public utilities available
- Great for dividing!
- Convenient location
- Montgomery School District  
\* Taxes \$177 for 2018



**453 ROSE STREET  
MONTGOMERY, MO 63361**

**LOT SIZE: 4 ACRES  
PRICE: \$45,000**

This property is great for nice, spacious home sites! Beautiful open, rolling pasture with some scattered trees makes this acreage perfect for your new custom home. Located inside city limits and just minutes from State Hwy 19. Public utilities available! Montgomery R-II School District.

**Directions:** Take 70 West to the Hermann/New Florence exit, Exit 175. Turn right onto Hwy 19 & go north toward Montgomery City for 5.2 miles. Turn left onto South Walker and proceed approximately .4 mile to Rose Street. Turn left on Rose Street and go .2 mile to the property on right. **Watch for Westbound Real Estate sign.**

For more information please contact:  
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