

FOR SALE

23601 Lake Ridge Lane, Warrenton, MO 63383



BEAUTIFUL FARM ON 250 PLUS ACRES

- ◆ 24 +/- ACRE LAKE
- ◆ DOUBLE SIDED STONE FIREPLACE
- ◆ SOLID WOOD FLOORING
- ◆ MANY EXTRA FEATURES
- ◆ BREATH TAKING VIEWS
- ◆ DECK & LIGHTED DOCK
- ◆ 10 STALL HORSE BARN
- ◆ FENCED PASTURES
- ◆ OUTBUILDINGS
- ◆ DETACHED GARAGE
- ◆ GREAT LOCATION
- ◆ WARRENTON R-III SCHOOL DISTRICT

* TAXES \$3,959 FOR 2017

PRICE: \$1,500,000



Exquisite ranch home on 250 plus acres with 10 stall horse barn, numerous outbuildings and 24 acre stocked lake. This home has it all from the up to date eat-in kitchen, living room with wood vaulted ceiling, large foyer, wood flooring throughout and separate dining room to the beautiful wood trim. The 3 plus bedroom, 4-bath home has ample space with 5,000 sq. ft. of finished living area. The lower level offers huge recreation area, card room, wood bar, kitchenette, family room & double-sided stone fireplace. There is a full-length deck to accommodate large gatherings with a breath-taking view of the lake. The master bedroom suite has a coffered ceiling with fan, large closet and French doors leading out to the deck. The nice huge master bath has dual wood vanities and a separate tub & shower. The unique horse barn has 10 separate 12 x 12 stalls, wash room, tack room, 2 foaling stalls, large office, kitchen and lounge. This property offers many extras, numerous outbuildings, lots of privacy and plenty of acreage in a great location close to Hwy U and Warrenton.

Directions: I-70 west to the Warrenton exit, #193. Turn left on Hwy 47 for 3/4 mile to Kroger intersection. Turn right on Hwy MM for 1/2 mile to left on Hwy U and go approximately 10 miles to right onto Lake Ridge Lane. The property has a metal gate entry to Orrwood Farms. **Watch for the Real Estate signs.**

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

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AND OUTBUILDINGS
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