

# FOR SALE

## GORGEOUS CUSTOM HOME SITE!



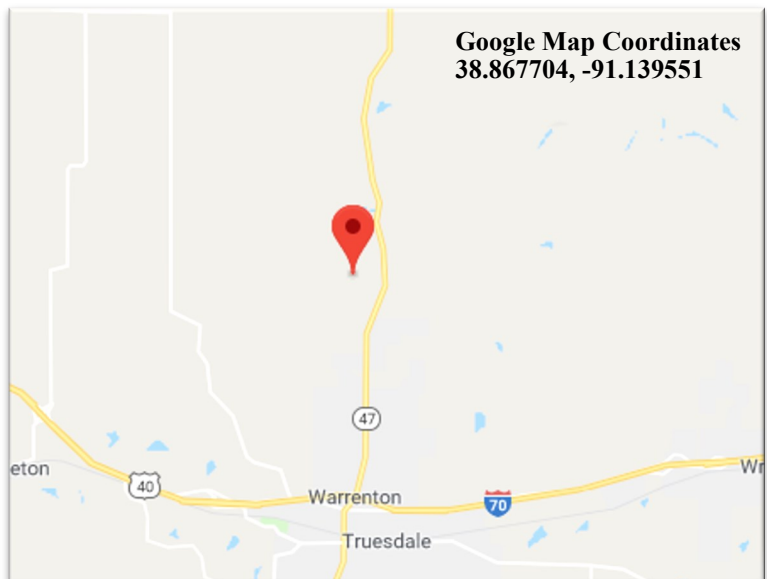
**3.25 ACRES**  
**PRICE: \$39,900**

### PROPERTY FEATURES:

- Open & wooded acreage
  - Lays great, gently rolling
  - Ideal building site
  - Plenty of road frontage
  - Newer Subdivision
  - 1,800 sq. ft. minimum, no mobiles, other restrictions apply.
  - Warrenton R-III School District
- \*Taxes \$206 for 2019 ~ Assessments \$300 yearly (2019)

### ROSEDON CT. WARRENTON, MO 63383

**Directions:** Take Hwy 70 West to the Warrenton exit, #193. Turn right onto Hwy 47. Continue 2.5 miles to Township Line Rd on left. Turn left and continue 3/10 mile to property entrance on right. Proceed on Emerald Meadows Drive to left on Rosedon Court the property is accessible from both roads. **Watch for the Westbound Real Estate sign.**



For more information contact: **Phil Reid at 314-486-8642**