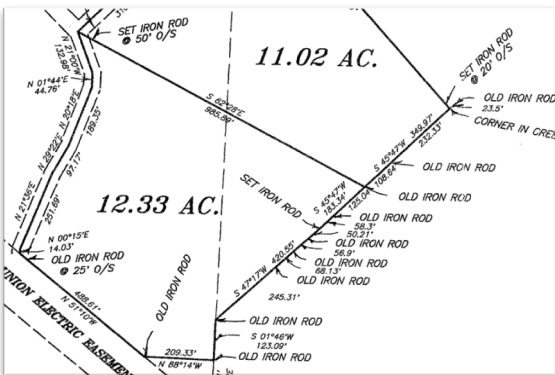


# FOR SALE

## NICE WOODED ACREAGE



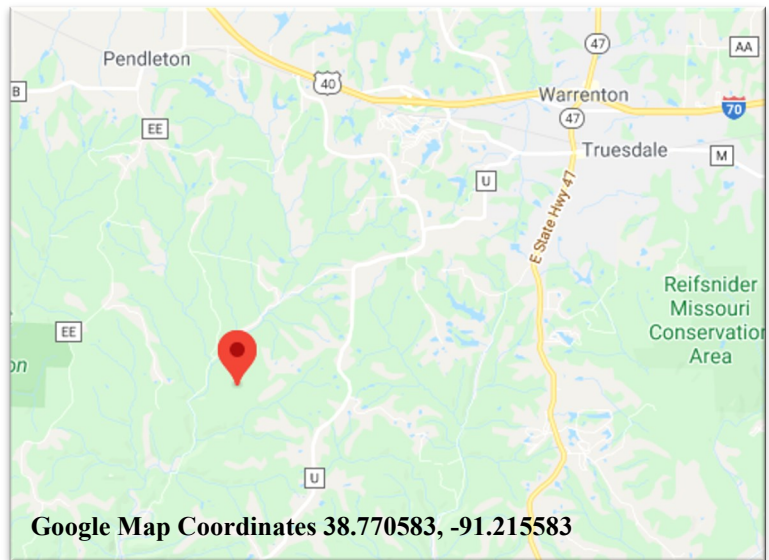
**12.33 ACRES**  
**PRICE: \$8,500 PER ACRE**

### PROPERTY FEATURES:

- Beautiful wooded home site
- Public water available!
- Gorgeous country setting
- Great for custom building!
- 1,400 sq. ft. minimum, no mobiles, other restrictions apply
- Warrenton R-III School District
- Road Assessments \$300 yearly

**TALL OAKS ROAD, WARRENTON, MO 63383**

**Directions:** 70 west to the Warrenton exit, #193. Turn left on Hwy 47 for 3/10 mile to the 3rd stop light. Turn right on Main Street/ Booneslick Rd. for 1/2 mile to left on Hwy U and go 3.8 miles to Tall Oaks Rd. Turn right on Tall Oaks and proceed 1.5 to entrance of Bent Oaks. Continue a short distance to the property at the corner of Painted Post Drive and Tall Oaks Rd. on the left. **Watch for the Westbound Real Estate sign.**



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