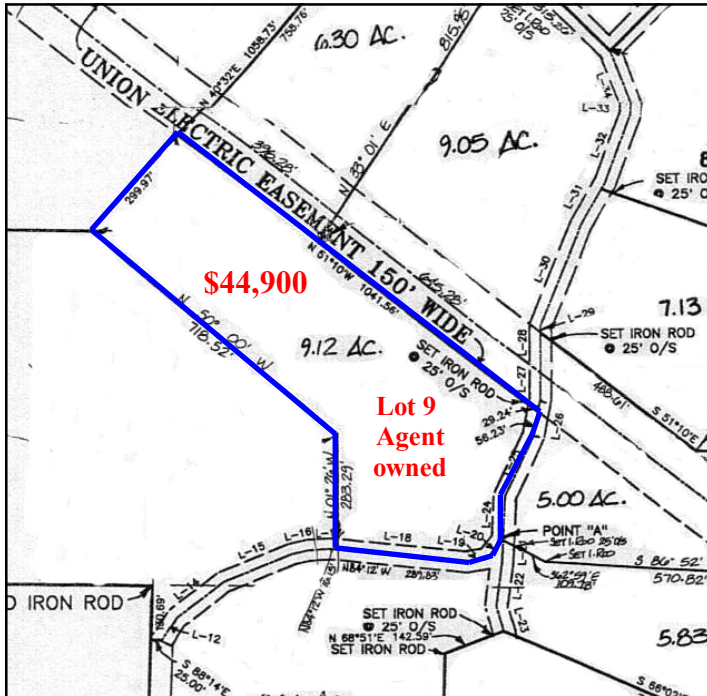


# FOR SALE

## 9.12 Acres in Bent Oaks



### WOODED ACREAGE WITH WATER!

- Mostly wooded home site
- Public water!
- Great for custom building!
- Excellent subdivision!
- Warrenton School District

**LOT 9: 9.12 ACRES  
PRICE: \$44,900**



### BENT OAKS SUBDIVISION WARRENTON, MO 63383

Mostly wooded, gently sloping home site, great for building your new custom home! Plenty of room for recreation! Located in a very nice subdivision with public water available. Close to town, just off Highway U! Owner financing available!



**Directions:** 70 W to Warrenton exit, #193. Left on Hwy 47 for 3/4 mile to Kroger intersection. Right on Hwy MM for 1/2 mile to left on Hwy U. Go 3.8 miles to Tall Oaks Rd. Right, go 1.5 miles to entrance of Bent Oaks, (past Tall Oaks Trail). Continue short distance to Lot 9 on the right. Watch for the real estate signs.

For more information please contact:  
**Philip Reid or Michelle Smith 800-656-7595**