

# FOR SALE

## 3 Acre Lot ~ Greenbriar Estates



### GORGEOUS CUSTOM HOME SITE!

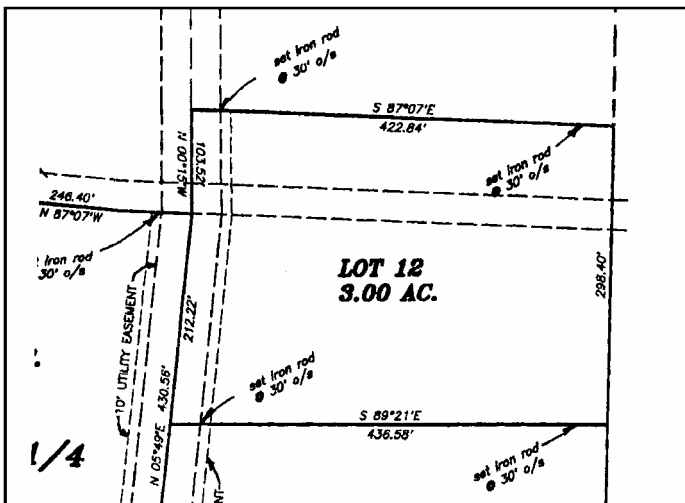
- Open, backing to woods
- Lays great, gently rolling
- Public water
- Newly blacktopped
- Underground electric
- Warrenton School District



**LOT SIZE: 3.0 ACRES**  
**PRICE: \$39,900**

**GREENBRIAR ESTATES**  
**WRIGHT CITY, MO 63390**

**OWNER FINANCING AVAILABLE!!!**  
Beautiful open & wooded, gently rolling, 3.0 acre lot. Ideal for your new custom home!  
Water & underground electric to property.  
Well established subdivision only 1.5 miles off of Hwy 70. Roads newly blacktopped!!!  
Agent owned. \*\*\*Pipeline easement located on property\*\*\*



**Directions:** Take 70 W to the Warrenton exit. Turn right on N. Hwy. 47 then make an immediate right on the NE Service Rd and go 1 mile to Hwy AA. Turn left on AA, proceed 1.5 miles to Greenbriar subdivision on left. Continue a short distance to the Lot 12 on the right.

For more information please contact:  
**Philip Reid or Michelle Smith 636-456-5922**