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#WC126

Acres: 126 Acres

Price: \$468,426 (\$3,700/ac)

Location: About 4 miles west of Marthasville, MO

Description: 61 Acres—Woods
65 acre -open land

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PROPERTY DATA

Utilities: None

Zoning: Agriculture

Taxes:

School Dist:

Improvements: Old barn

LAND DATA

Total Acres: 126 Acres

Tillable Acres: NONE

Pasture Acres: 65 Acres

Timber Acres: 61 Acres

Streams: small

Ponds/Lakes: 1 pond

Building Acres: None

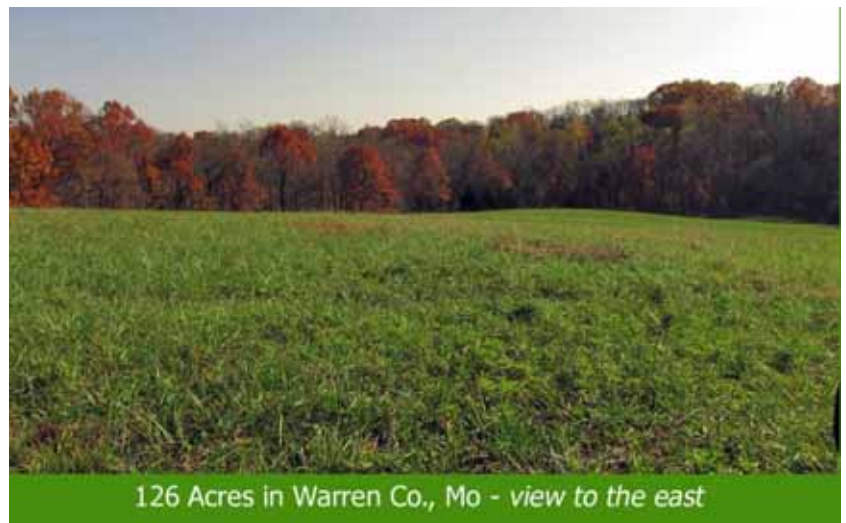
Topography: Level to varied

Data Notes:

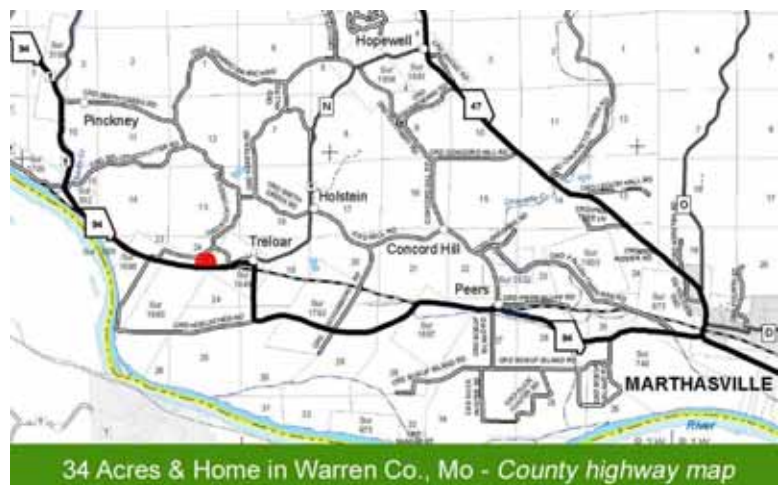
Brief Description - Section 24 Twp 45 N R 3 W

Land

- wooded
- abundance of oak and walnut trees
- on Missouri bluffs



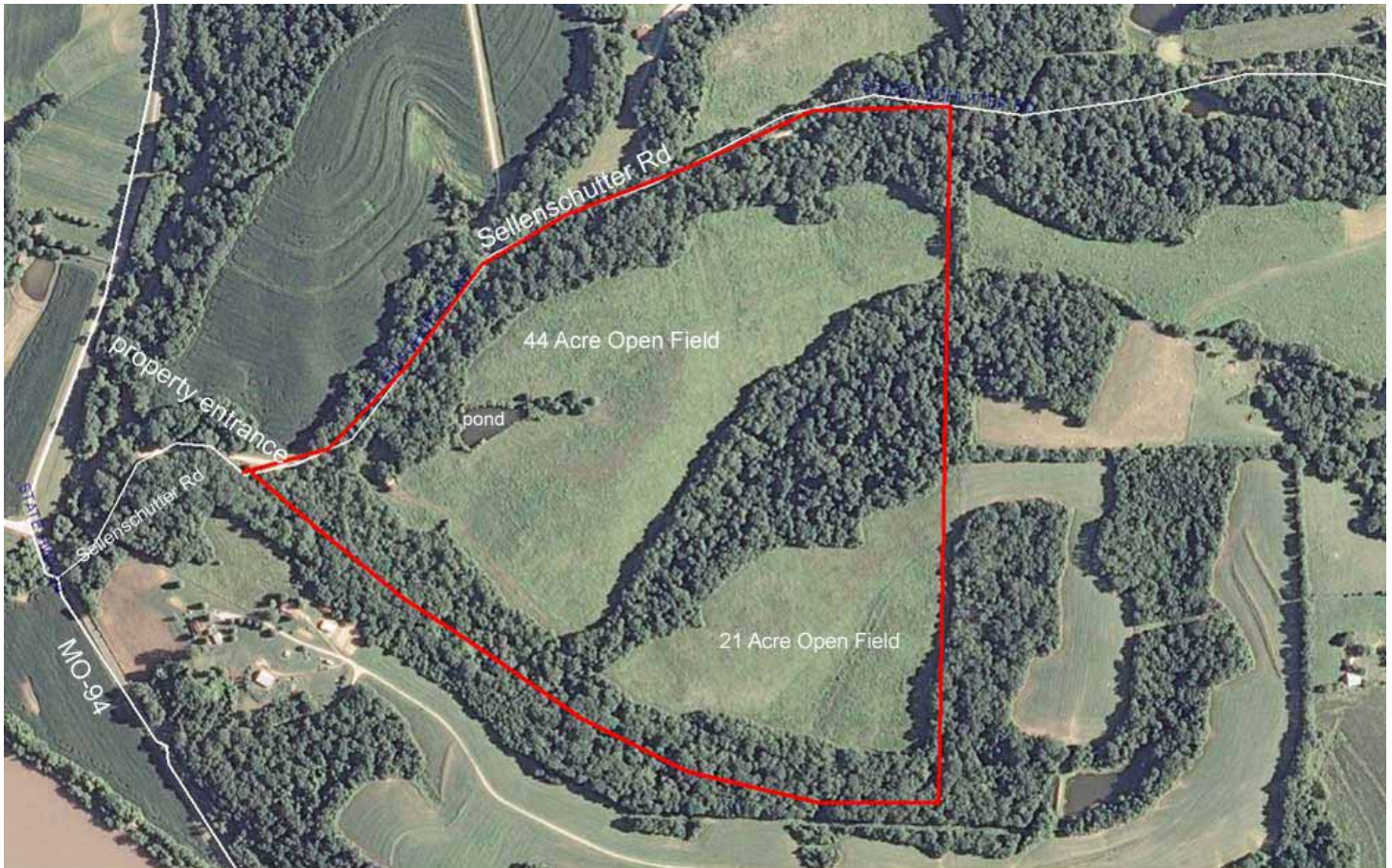
126 Acres in Warren Co., Mo - view to the east



34 Acres & Home in Warren Co., Mo - County highway map

Driving Directions From Washington: Travel north on MO-47 for 7.3 miles to MO-94W. Turn Left on MO-94W for 14.2 miles to Sellenschutter road. Turn right and property is .5 mile on right.

From Warrenton: Travel south on MO-47 to Boonslick Rd. Turn right .7 of a mile to State Hwy U. Turn Left for 11.6 miles to MO=94E. Drive 1.7 miles to left on Sellenschutter Road. Property on right in .5 miles.



126 Acres in Warren Co., MO - *aerial photo*



126 Acres in Warren Co., - *top of hill with view to west*



126 Acres in Warren Co., MO - *65 acres of open fields*