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#WC34

Acres: 34 Acres

Price: \$225,000

Location: About 1 miles west of Treloar, MO

Description: 33 Acres—Woods
1/2 acre -open land
1/2 acre—improvements
Ranch home, & pole building

PROPERTY DATA

Utilities: Deep wee, electricity

Zoning: Agriculture

Taxes:

School Dist:

Improvements: Home, pole barn

LAND DATA

Total Acres: 34 Acres

Tillable Acres: NONE

Pasture Acres: None

Timber Acres: 33 Acres

Streams: None

Ponds/Lakes: None

Building Acres: None

Topography: Level to varied

Data Notes:

Brief Description - Section 24 Twp 45 N R 3 W

Brick Home

- built in 1978
- 1,930 sq ft
- Full basement
- New roof in 1995

Machine building –pole

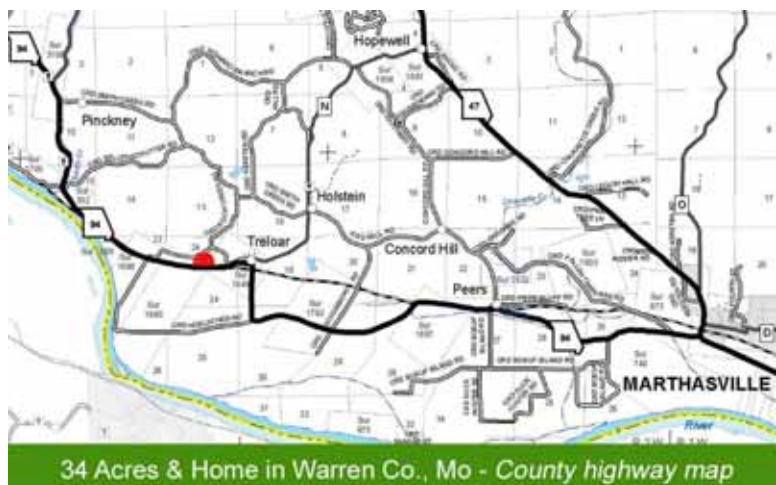
- 40ft x 72ft (enclosed)
- Workshop 40ft x 20ft, concrete floor
- skylight

Land

- wooded
- abundance of oak and walnut trees
- on Missouri bluffs
- borders Katy trail
- private



Acres & Home in Warren Co., MO - home & enclosed pole building



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

Driving Directions From Warrenton: Travel south 10 miles on MO-47 to Highway N. Turn Right on N for 4.8 miles to Koch Creek Rd. Go 1 mile and turn left onto Hoelscher Rd. Go to first driveway on the left.

From Washington: Travel north on MO-47 for 7.3 miles to MO-94W. Turn right on to MO-94W for 6.9 miles. Turn right onto Hoelscher Road. Property will be on the right



34 Acres & home in Warren Co., MO - aerial photo



34 Acres & Home in Warren Co., MO - 3 bedroom room/central air/electric heat



34 Acres & home in Warren Co., MO - 40ft x 72ft enclosed building