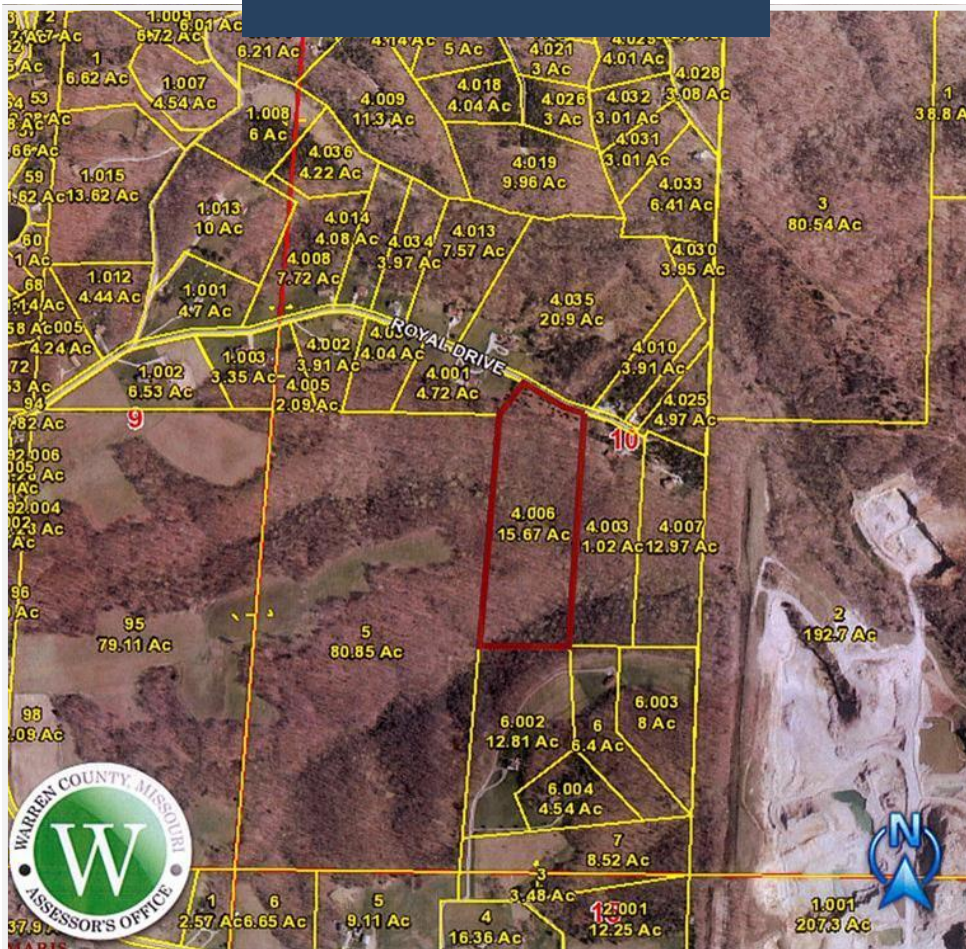


# 15± Royal Dr. Warrenton, Mo. 63383

15+/- wooded acres and a great building site in a beautiful neighborhood. Public water available at the road and most utilities at site. There is an older foundation on site. This is a must see property.

**Sale Price: \$85,000**



**DIRECTIONS:** I-70 at Warrenton, South on Hwy 47 approx. 5 miles to left on Quarry Rd. Left on Royal Dr to property on right.

**Offered By:**  
Tom Shaw Jr.  
(314) 540-6854  
tomshawjr@yahoo.com

**TOM SHAW**  
REALTORS

17813 Edison Avenue . Chesterfield, MO 63005  
CALL US AT (636) 532-1922

www.shawrealtors.com

<b>AREA INFORMATION/ PROPERTY DESCRIPTION:</b>	
County:	Warren
Subdivision:	Valarius Farms
School District:	Warren R-3
High School:	Warren R-3
Middle School:	Warren R-3
Elementary School:	Warren R-3
Lot Size:	15.00± Acres
Lot Description:	Hilly, Natural State
Street Access:	Gravel
Taxes:	\$ 305 (2009)
Association Fees / Restrictions:	None
Water:	
Electric:	Yes
Gas:	No
Telephone:	Yes
Sewer:	None

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property. PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



17813 Edison Avenue . Chesterfield, MO 63005  
 CALL US AT (636) 532-1922

[www.shawrealtors.com](http://www.shawrealtors.com)