

3951 Wildwood View Court  
Wildwood, Missouri 63069

4.64 acres

## FOR SALE

- Ridge top lot with a view
- Gently sloping, walkout building site
- Private sewer system & underground utilities
- New asphalt roads (maintained by Trustees)
- Rockwood Schools
- Only two lots on cul-de-sac – very secluded
- April '08 Appraisal for 3 acres: \$210,000

Price: ~~\$130,000~~ \$89,000 (needs short-sale approval)

Directions: See Page 2

For more information, please contact:

**Bob Holthaus**  
**314-680-2624**  
**bob@buymud.com**

Holthaus Realty & Development, Inc.  
18102A Chesterfield Airport Road  
Chesterfield, MO 63005-1117

office 636-532-2171

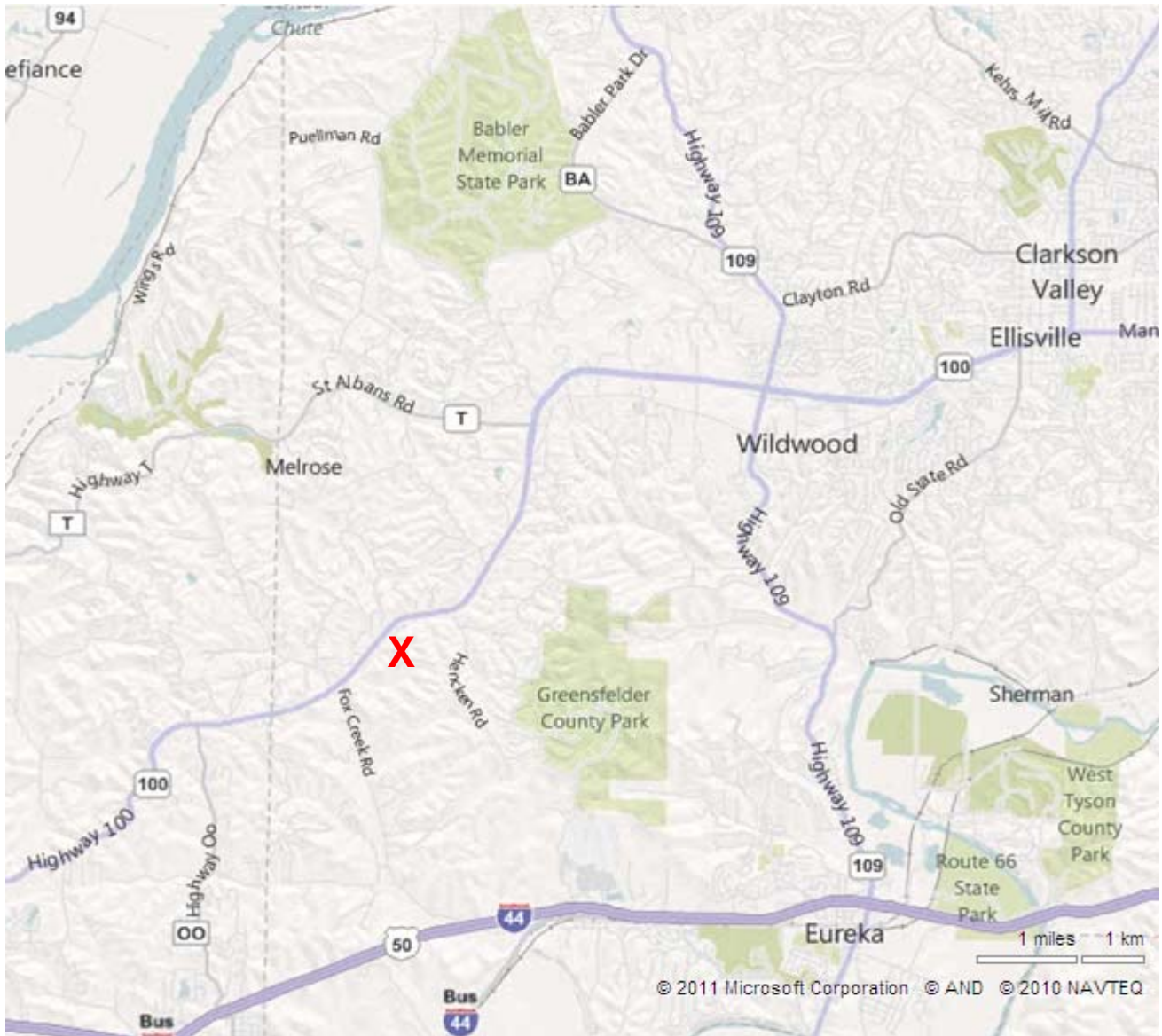
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# HOLTHAUS

REALTY & DEVELOPMENT

# FOR SALE



Directions: From Hwy 109, take Hwy 100 west for 5 miles to Windy Hollow Lane, just past Stovall's Grove restaurant on the left (south) side (across from Hawks Rest Subdivision). Turn immediately left into the subdivision, then stay right at the fork; Wildwood View Court is at the top of the hill on the right. Lot is at the end on the right.

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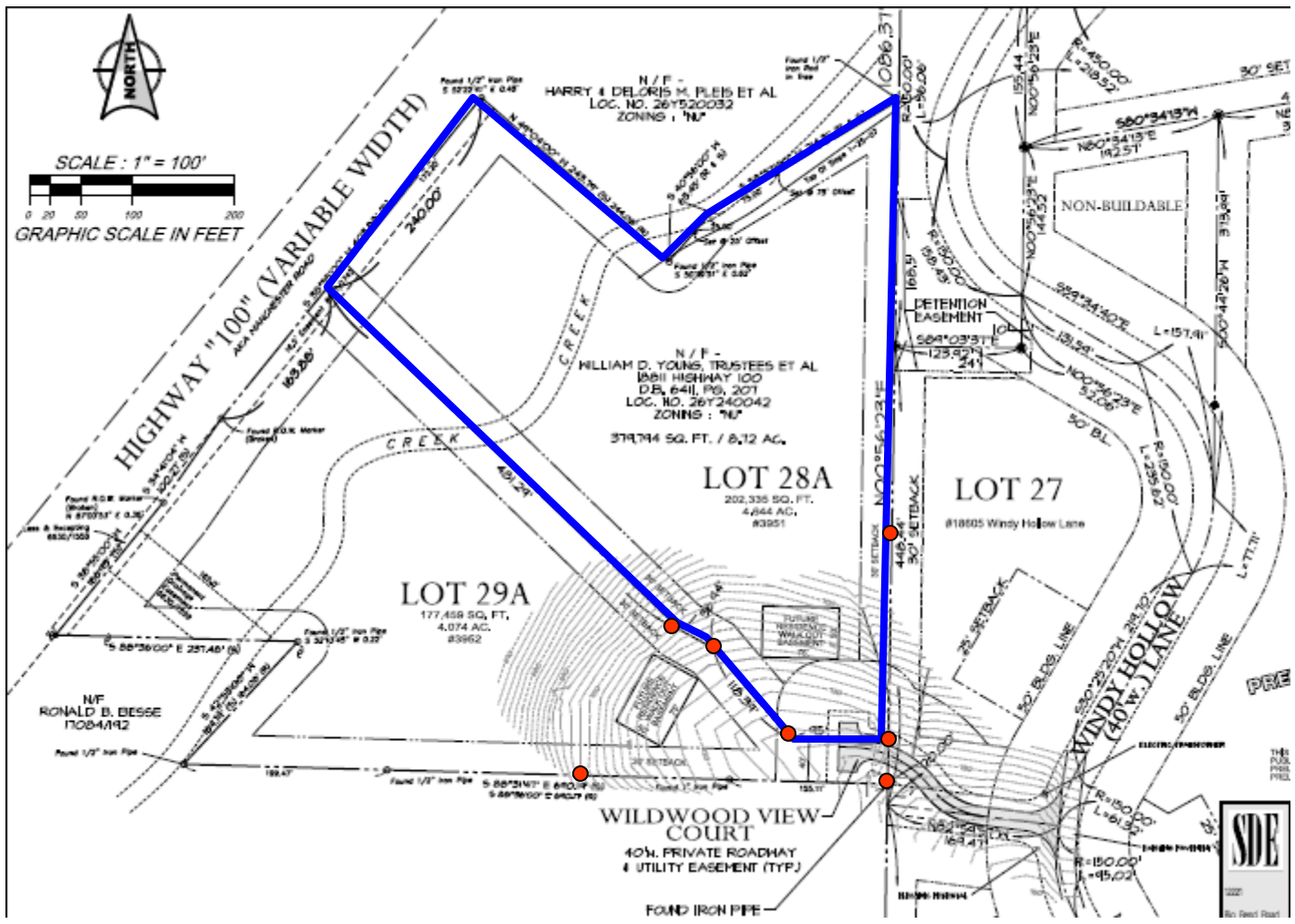
3951 Wildwood View Court  
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The information herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker made no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



• White posts marked in the field

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The entrance into the subdivision is a beautiful stone and brick bridge; notice common ground in the background



The bridge covers a branch of the historic Fox Creek

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The wide asphalt streets are tree lined; the landscaping compliments the beauty of the surrounding woods



Wildlife is plentiful in this 130 acre development

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