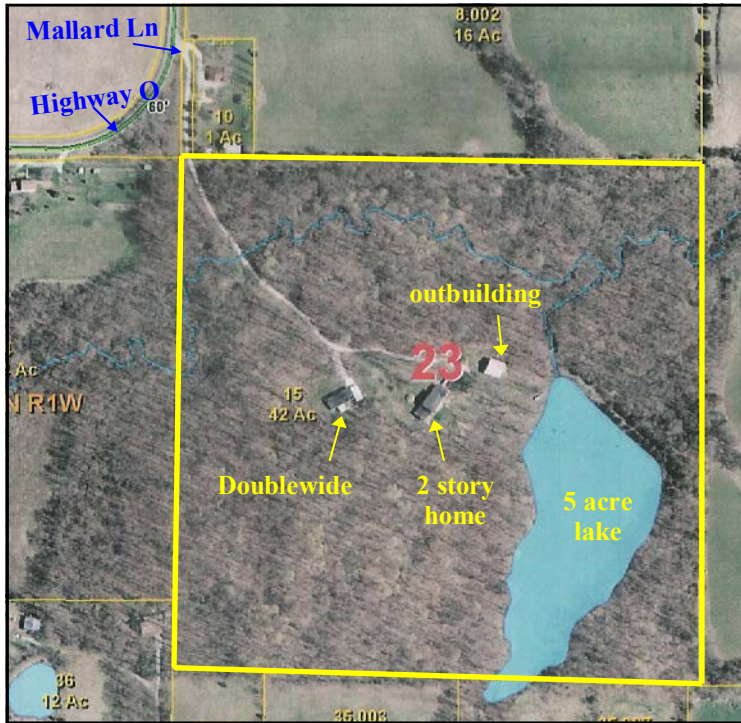


FOR SALE

11533 Mallard Lane



**40 ACRES WITH
5 ACRE LAKE &
2 STORY HOME!**

**11533 MALLARD LANE
MARTHASVILLE, MO 63357**

PRICE REDUCED!!!

PRICE: \$439,900

LOT SIZE: 40 ACRES

Property Features:

- 5 acre lake!
- 5 Bedroom, 4 bath home
- Approx. 3200 sq. ft.
- Two wood burning fireplaces
- Zoned heating & AC
- Back patio area
- 40 x 40 outbuilding
- 2nd home site w/ double-wide home & septic

A picturesque country setting with a 2 story brick home overlooking a gorgeous 5 acre lake! Home is nestled among 40 wooded acres, allowing for a nice peaceful home site with ample room for hunting and recreation, and a 40 x 40 outbuilding for storage! The home is 5 bedrooms, 4 bathrooms, with 2 wood burning fireplaces and plenty of potential -- needs updating and repairs. An additional home site is included with property that has a doublewide and separate septic. Both properties share a well. Property is agent owned.

Directions: Highway 70W to Foristell exit, #203. Go south on Highway T for 5 miles to right on Highway M. Go 1.4 miles on M to left on Highway O. Go 8/10 mile to left on Mallard Lane, follow gravel drive back to house.

For more information please contact:

Phil Reid or Michelle Smith 636-456-5922