

# 1314 Top of the Hill Road, Wildwood, MO 63005

**SALE PRICE: \$125,900**



## Contact

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Beautiful 3.1 Acres Building Site!! Located in Franklin County with Low Taxes, but a Wildwood Location!! Build Your Dream Home or your Down Sized Mini House! Babler Forest Subdivision has no minimum size home requirements. Lot backs to St. Albans subdivision...A Fantastic View, Great Horse Property, Wildlife Galore, Small Stocked Pond, Open Meadow with Partial Mature Woods! Blacktop frontage with a secluded setting.

### DIRECTIONS:

*Wildhorse Creek Road 4 miles West of Hwy 109 to a Right on Babler Forest Road.  
Take Babler Forest Road back 1.2 miles to right on Top Of The Hill Road. Look  
for Property on the left just past white house and corral.*



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<b>Area Information / Property Description</b>	
<b>County</b>	Franklin
<b>Subdivision</b>	Clear Creek Ranch
<b>School District</b>	Washington
<b>High School</b>	Washington
<b>Middle School</b>	Washington
<b>Elementary School</b>	Labadie
<b>Lot Size</b>	3.130 ± Acres
<b>Lot Description</b>	Backs to Trees/Woods, Pond/Lake, Suitable for Horses, Wooded
<b>Street Access</b>	Paved, Private
<b>Taxes</b>	\$127 / 2016
<b>Associations Fees &amp; Restrictions</b>	Yes, \$500.00 annually.
<b>Utilities</b>	Water: None Electric: Yes Phone: Yes Sewer: None

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