

# 22 Acres - \$660,000



## So Much Potential!

- ◆ Farmland Currently Used for Crops
- ◆ Great for Farming or to Build On
- ◆ Easy Access from State Hwy U
- ◆ Approx. 11.5 Miles from Heart of Wentzville & 4.5 Miles from Troy
- ◆ Many Opportunities for this Parcel
- ◆ Electric Available
- ◆ Troy R-III School District \*Agent owned

 **Sand Run Rd. Troy, 63379**



## Phil Reid

Cell: (314) 486-8642

Office: (636) 456-5922

Phil@LandToday.com

### Westbound Real Estate



21 N Stringtown Rd.  
Foristell, MO 63348

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

Directions: From Wentzville, take Hwy 61 North approximately 7 miles to Hwy U. Take a left onto Hwy U heading west 3 miles to Sand Run Rd. Property located on Hwy U & Sand Run Rd. Look for the Westbound sign(s).