



IDEAL FOR HORSES OR DEVELOPMENT, HWY FRONTAGE ON 3 SIDES

**6 TO 24.41 acres
\$28,500 /ac**

**State Hwy AA
Wright City, MO 63390**



ABOUT THIS PROPERTY

BLACKTOP FRONTAGE on State Highway AA with no HOA road fees. Beautiful level to gently rolling acreage. This property would make a fantastic equestrian home site! Or an ideal opportunity for a family or builder who would like to divide off the blacktop road and have 3-acre homesites. Available as 24 acres or two 12 acre parcels.

*Agent owned

DIRECTIONS

Hwy 70 W to Warrenton Exit for State Hwy 47, turn right on State Hwy 47 N and an immediate right onto N Service Rd E for 0.7 miles. Turn left onto State Hwy AA and follow for 3.3 miles, property on the right.

PROPERTY FEATURES

- Great Custom Home Sites
- Level Acreage, Blacktop
- 2,200 Sq Ft Minimum
- Other Restrictions Apply
- Warren Co. R-III Schools
- Taxes: \$951 for 2024
Taxes Based on Larger Parcel

PHIL REID
Owner/Broker
314-486-8642

