



## 95 ACRES & 2.5 ACRE LAKE

**95 +/- acres  
\$22,800 /ac**

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



### ABOUT THIS PROPERTY

Approximately 3,800 FT OF BLACKTOP FRONTAGE just off of State Highway AA. Beautiful level to gently rolling acreage with a 2.5 acre lake. 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. Roughly 65 acres of crop land. Seller may divide. \*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 3.7 miles, property on the left.

### PROPERTY FEATURES

- Great for Development
- Level Acreage, Blacktop
- 2,100 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

