



# WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

## 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



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