

# Klausmeier Trails



OFFERED AT  
**\$35,000 /ac**

Klausmeier Rd, Wright City

Lot 1:	5.00 ac	-	\$175,000
Lot 2:	3.00 ac	-	\$105,000
Lot 3:	3.00 ac	-	\$105,000
Lot 4:	3.00 ac	-	\$105,000
Lot 5:	5.27 ac	-	\$184,450
Lot 6:	5.70 ac	-	\$199,500
Lot 7:	3.07 ac	-	\$107,450
Lot 8:	3.15 ac	-	\$110,250
Lot 9:	3.12 ac	-	\$109,200
Lot 10:	5.00 ac	-	\$175,000



## A NEW SUBDIVISION

Spacious wooded lots offer a beautiful country setting to build your new custom home with plenty of privacy. Minutes north of I-70 with an easy commute to Wentzville.

## PROPERTY FEATURES

- Barndominiums allowed
- Electric accessible
- Just off blacktop
- Some restrictions apply
- Wright City Schools
- Taxes - \$55 for 2025

*\*based on entire parcel prior to division*



**Phil Reid**  
Owner/Broker

**Westbound Real Estate, LLC**  
21 N. Stringtown, Rd Foristell, MO 63348



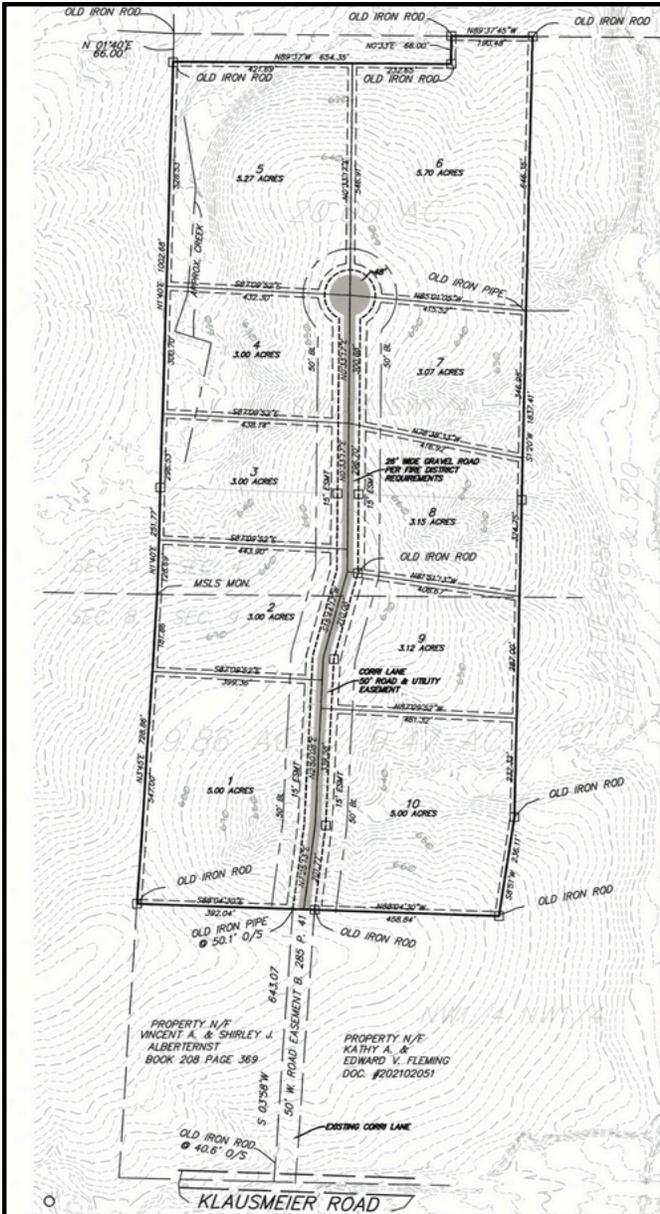
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### Utilities:

- Electric available
- Water - will need well
- Sewer - will need septic

### Restrictions:

- No mobiles or modulars
- No junk yards or hog farms
- Standard blg set back from rd

**Directions:** Hwy 70 West to exit 199, right on Wildcat Dr. Turn left on Westwoods Rd and a right on Bell Rd. Follow for about a mile to a right on Klausmeier Rd. Travel approx. 0.9 miles to property on the left.



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