



## 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*

*\*Property information deemed reliable but not guaranteed. Square footage, acreage, and property condition should be independently verified by the buyer. Price and availability are subject to change.*

### DIRECTIONS

Hwy 70 W to Wright City Exit 199/Hwy H. Right on Wildcat Dr. and left on N Service Rd for 2 miles. Right on N Stracks Church Rd for 1.3 miles to Ranch Rd on the left. Follow for 1.2 miles, property on the right of Ranch Rd & AA.

### PROPERTY FEATURES

- ✔ Great Custom Home Sites
- ✔ Level Acreage, Blacktop
- ✔ 1,800 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

