

# 20 +/- Acre Home Site/Farm Land in Franklin County, MO



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**PROPERTY ADDRESS:**  
00 St. Louis Rock Road  
Villa Ridge, MO 63089

**PRICE:** \$220,000  
**ACRES:** 20  
**COUNTY:** Franklin

## PROPERTY DESCRIPTION:

Located just a short 40 minutes down I-44 to Hwy. 100 in Villa Ridge, MO is this 20 +/- acre piece of land that has the potential for a great home site or weekend get-away.

Currently set up with 8 acres of tillable ground, 10 acres of pasture and 2 acres of timber along the dry creek as well as .25 mile of frontage on St. Louis Rock Road where water and electric are available. The property is partially fenced and has blacktop running up to the gated entrance. Deer & turkey are present on the property as well.

## PROPERTY HIGHLIGHTS:

- 20 +/- acres located in Villa Ridge, MO
- .25 mile of frontage on St. Louis Rock Road
- 8 +/- acres tillable ground
- 10 +/- acres pasture ground
- Water & electric at the street
- Blacktop to the gate
- Partially fenced
- Great views
- Deer & turkey



## PRESENTED BY:

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**TAXES:** \$28

**TAX YEAR:** 2015

**TILLABLE:** 10 Acres

**TIMBERED:** 3 Acres

**PASTURED:** 7 Acres