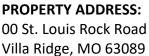
20 +/- Acre Home Site/Farm Land in Franklin County, MO



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com





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

COUNTY: Franklin



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





TAXES: \$28

TAX YEAR: 2015

TILLABLE: 10 Acres

TIMBERED: 3 Acres

PASTURED: 7 Acres