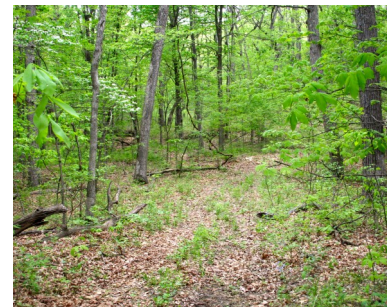


Augusta, MO 79.2 Acre Home Site & Recreational Land for Sale



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



PROPERTY ADDRESS:

00 Hwy T
Augusta, MO 63332

PRICE: \$475,260

ACRES: 79.2

COUNTY: St. Charles

PROPERTY DESCRIPTION:

79.2 surveyed acres in Augusta, MO with road frontage on Hwy. T. This is an excellent tract for a residence or residential development. The property has a 35x20 metal building. An assessment of the timber by a certified forester estimates the current net value of the timber to the owner to be between \$50,000 and \$80,000.

Additional income can be had from the 9.2 acres of tillable. In addition to being a great investment, the property offers excellent hunting for the sportsman. This property in St. Charles County, MO has it all. Close to the wineries of Augusta and to the city of St. Louis. Don't miss this opportunity!

PROPERTY HIGHLIGHTS:

- 79.2 surveyed acres
- 9.2 tillable acres
- 35x20 metal storage building
- Utilities readily available
- Great building site
- Excellent hunting opportunities
- Close to Augusta MO wineries
- Marketable timber
- Possible residential development ground



PRESENTED BY:

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TAXES: \$130

TAX YEAR: 2016

TILLABLE: 9.2 Acres

TIMBERED: 70 Acres

PASTURED: 0 Acres