



# Warren County Missouri Land for Sale at iAuction - Warren County

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



**BIDDING ENDS THURSDAY, DECEMBER 7<sup>TH</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

## PROPERTY ADDRESS:

13140 State Hwy M  
Wright City, MO 63390

**ACRES: 3**

**COUNTY: Warren**

## AUCTION DETAILS:

**Open House Sunday, November 26th 11AM to 1PM.**

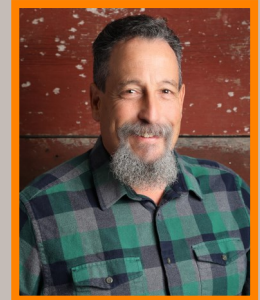
**Bidding Ends Thursday, December 7th at 10AM.**

Discover this 3± acre gem, ideally situated on Hwy M, just north of Innsbrook. A prime location in a rapidly growing area, this property offers multiple income opportunities.

The heart of this property is a tastefully updated 3-bedroom farmhouse, equally suitable as your primary residence or a short-term rental for wine country tourists. With a robust job market on the horizon, traditional long-term rental is another viable option.

For equestrian enthusiasts, a 4-stall horse barn awaits, with the potential for boarding horses and an apartment above for a caretaker or trainer, or as an additional rental. Additionally, a 2-story tiny house provides space for guests or another rental option.

The land itself is gently rolling, offering endless possibilities. Whether you choose to call it home year-round or leverage its income potential, this property is a smart investment in a rapidly growing area. Located just 7.5 miles from Warrenton and 13 miles from Wentzville.



## PRESENTED BY:

**ERIC MERCHANG**

Real Estate Consultant

M: (636) 251-5105

P: (855) 573-5263 x730

E: [emERCHANT@trophy.com](mailto:emERCHANT@trophy.com)

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.Trophy.com](http://www.Trophy.com)

[leads@trophy.com](mailto:leads@trophy.com)





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