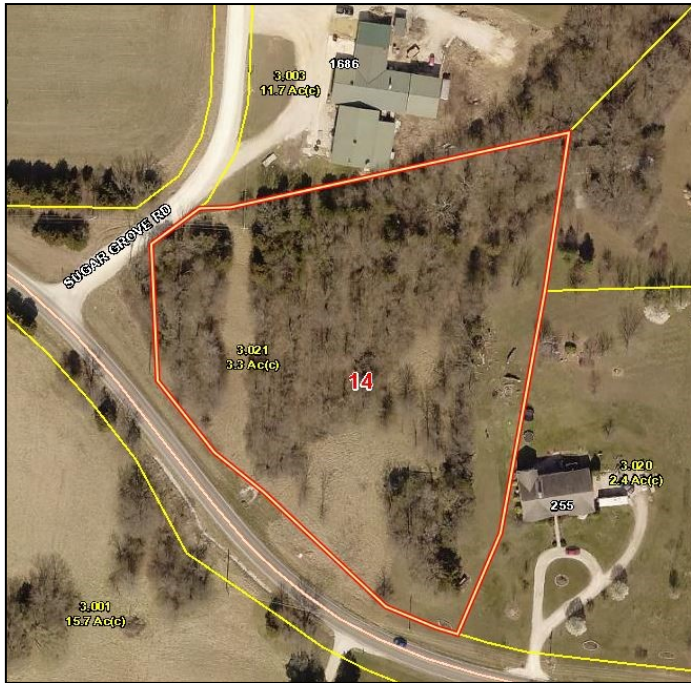


FOR SALE

2.77^{+/-} Acres ~ Sugar Grove



GORGEOUS CUSTOM HOME SITE

- Lays great for building
- 1800 sq ft minimums, no mobiles, other restrictions apply
- Partially wooded for privacy
- Blacktop frontage
- Troy School District
* Taxes \$335 for 2017

SIZE : 2.77 ACRES

PRICE: \$31,900



**EAST HIGHWAY U
TROY, MO 63379**

Partially wooded home site with blacktop frontage on Hwy U. Perfect for custom building with privacy! Nice corner lot, just 4 miles from Hwy 40/61 and in the Troy School District.



Directions: US 61 to Hwy U/Crossroads Blvd Exit. East on Hwy U for 4 miles. The lot is on the right just before Sugar Grove Rd. Watch for the Westbound Real Estate sign.

For more information please contact:
Phil Reid 314-486-8642
or **Dennis Mehegan 312-498-1425**