

**Britton 23001**  
23001 Abrolate Road  
Wright City, MO 63390

**\$712,000**  
20± Acres  
Warren County



**Britton 23001**  
**Wright City, MO / Warren County**

**SUMMARY**

**Address**

23001 Abrolate Road

**City, State Zip**

Wright City, MO 63390

**County**

Warren County

**Type**

Recreational Land, Business Opportunity

**Latitude / Longitude**

38.827549 / -91.020142

**Taxes (Annually)**

2543

**Acreage**

20

**Price**

\$712,000

**Property Website**

<https://livingthedreamland.com/property/britton-23001-warren-missouri/76726/>



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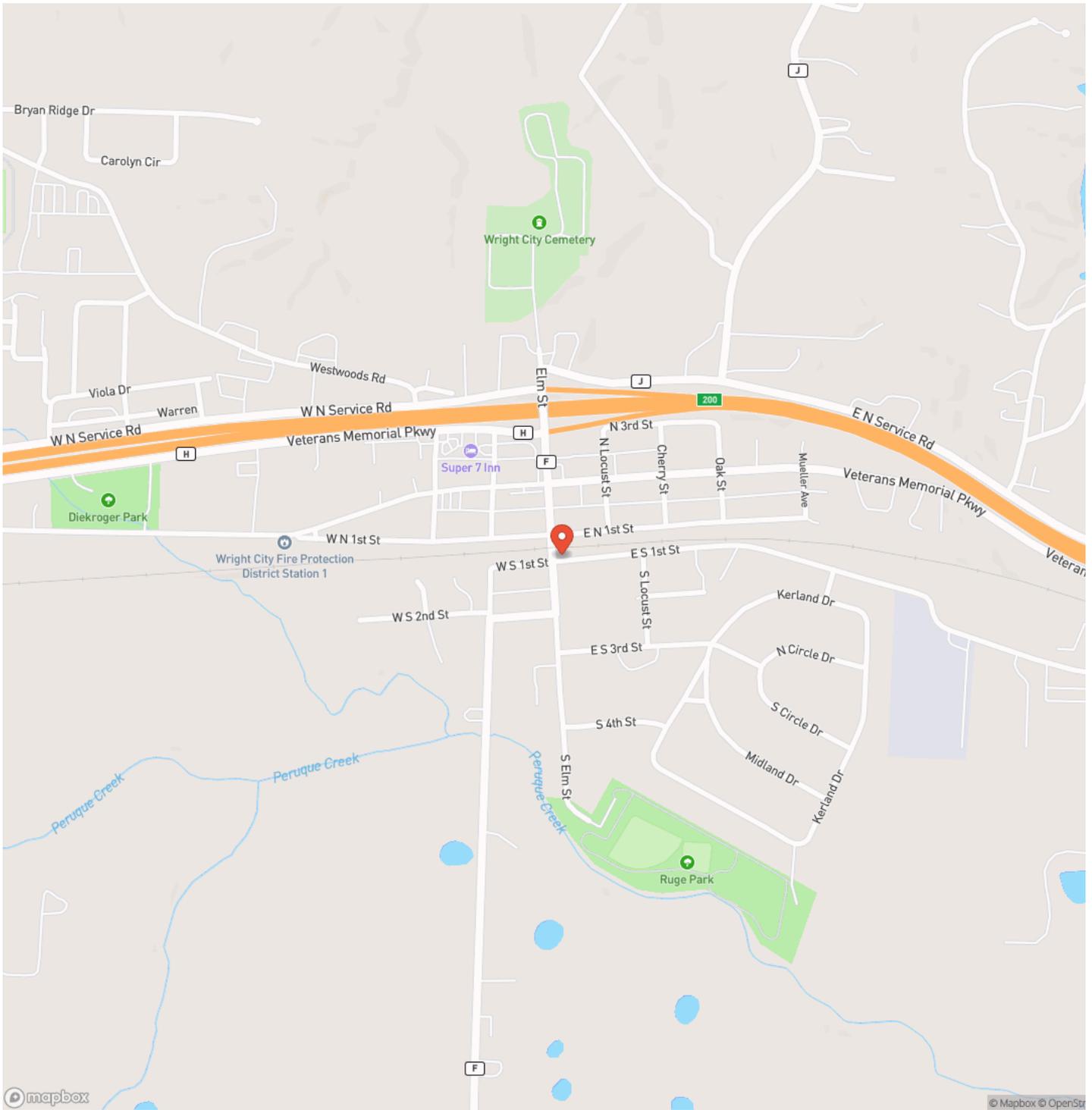
**PROPERTY DESCRIPTION**

Conveniently situated near Wright City is 20 acres ready for residential single family homes or villas, offering a peaceful setting with rental opportunities. This property holds potential for a mobile home park with options to buy each lot separately and keep mobile homes. Fantastic investment opportunity that you don't want to miss!

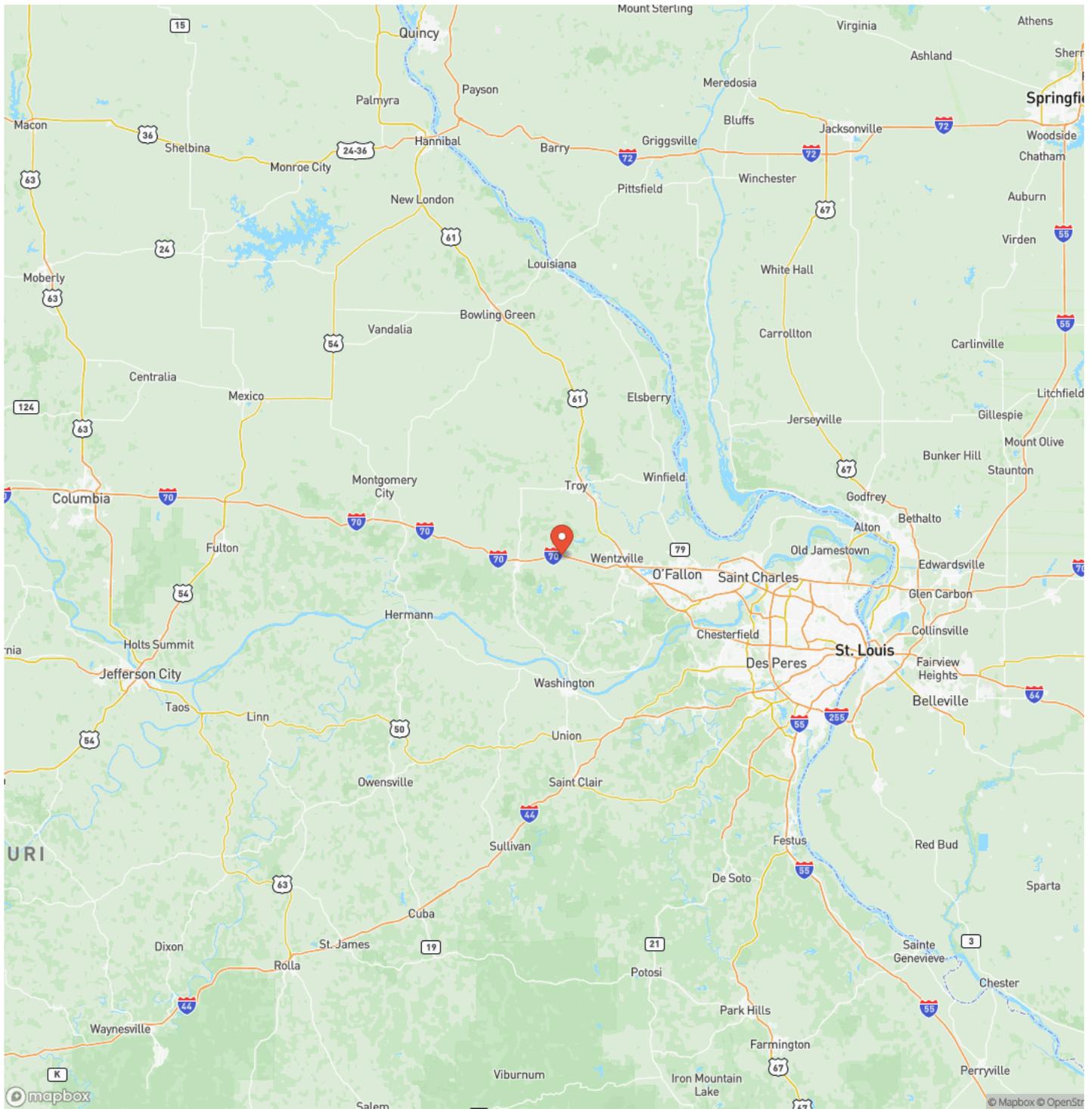




# Locator Map



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## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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