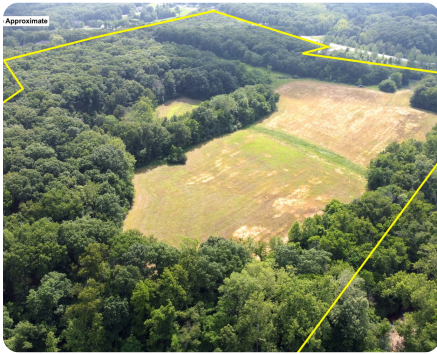


UNDER CONTRACT



Little Dardenne Creek Acreage

48 +/- Acres | St. Charles County, MO | \$2,000,000



ADDRESS

3216 HWY Z
Wentzville, MO 63385

LOCATION

From HWY 70:
Head south on HWY Z in Wentzville
Continue south along HWY Z past the
Z/N intersection
Property is located along the corner
of HWY Z and Cedar Ln
Property can be assessed via old
HWY Z or Cedar Ln.

PROPERTY SUMMARY

Unique acreage along HWY Z in Wentzville, MO. This 48.61 +/- acre farm is accessible via Old HWY Z and/or Cedar Lane just 4 miles south of HWY 70. This land presents a variety of potential use options: Mid-term investment for future development, rural homesite/estate, farming/recreation, or a fantastic 1031 exchange option. The land is currently producing about 10 tillable acres being paid on cash rent. The Little Dardenne Creek runs along the property's northern boundary. Two entrances can be found- one along HWY Z and one along Cedar Lane. Public water is available along HWY Z. The property is currently zoned AG, but lies directly in the St. Charles County development path.

nationalland.com/listing/little-dardenne-creek-acreage



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