



5055 Hwy N, Suite 215
Cottleville, MO 63304
C) 314.267.2664
O) 636.949.0777
dee@dutchmanrealty.com

**5050 Charbonier
Florissant, MO**

**\$35,000 per acre
\$3,360,000.00**



- 96+/- Acres
- Most of the acreage is tillable.
- Tract is in the flood plain.
- Barn & green shed are on the property.
- Gate has a lock.
- Seller will consider subdividing parcel.
- 4 parcels make up the tract.

Seller makes no representation or warranties of any kind and buyer accepts the property in it's "AS-IS" "WHERE-IS" condition with all faults.

5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com

THIS INFORMATION IS THOUGHT TO BE ACCURATE. HOWEVER IT IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE INFORMATION HEREIN CONTAINED, AND IT IS RECOMMENDED THAT ALL BUYERS SHOULD MAKE A PERSONAL INSPECTION OF THE PROPERTY. THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE OR APPROVAL. THE SELLER FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL OFFERS. ALL INQUIRIES, INSPECTIONS, APPOINTMENTS AND OFFERS MUST BE HANDLED