

FOR SALE
72.5 ± Acres
Wildwood, MO



17528 & 17532 Melrose Rd.
Glencoe, MO 63038



- Excellent residential development opportunity
- Would also make a beautiful private estate property
- 2 Separate parcels, approx. 36.25 acres per parcel
- Approximately 2,726 feet of frontage on Melrose Rd
- Seller will consider selling parcels separately
- Gently rolling topography
- 2 Sides bordered by Rockwood Reservation
- Less than 1 mile from Hwy 109
- Roughly 2.5 miles from Hwy 100 (Manchester Rd)
- Beautiful country setting with incredible views
- View of Hidden Valley Ski Resort
- Seller may consider Owner Financing
- Must see to appreciate!

FOR SALE: ~~\$60,000.00~~ per acre

For More Information Contact:

Shane Edgar

636-949-0777 office

314-302-9032 cell

shane@dutchmanrealty.com

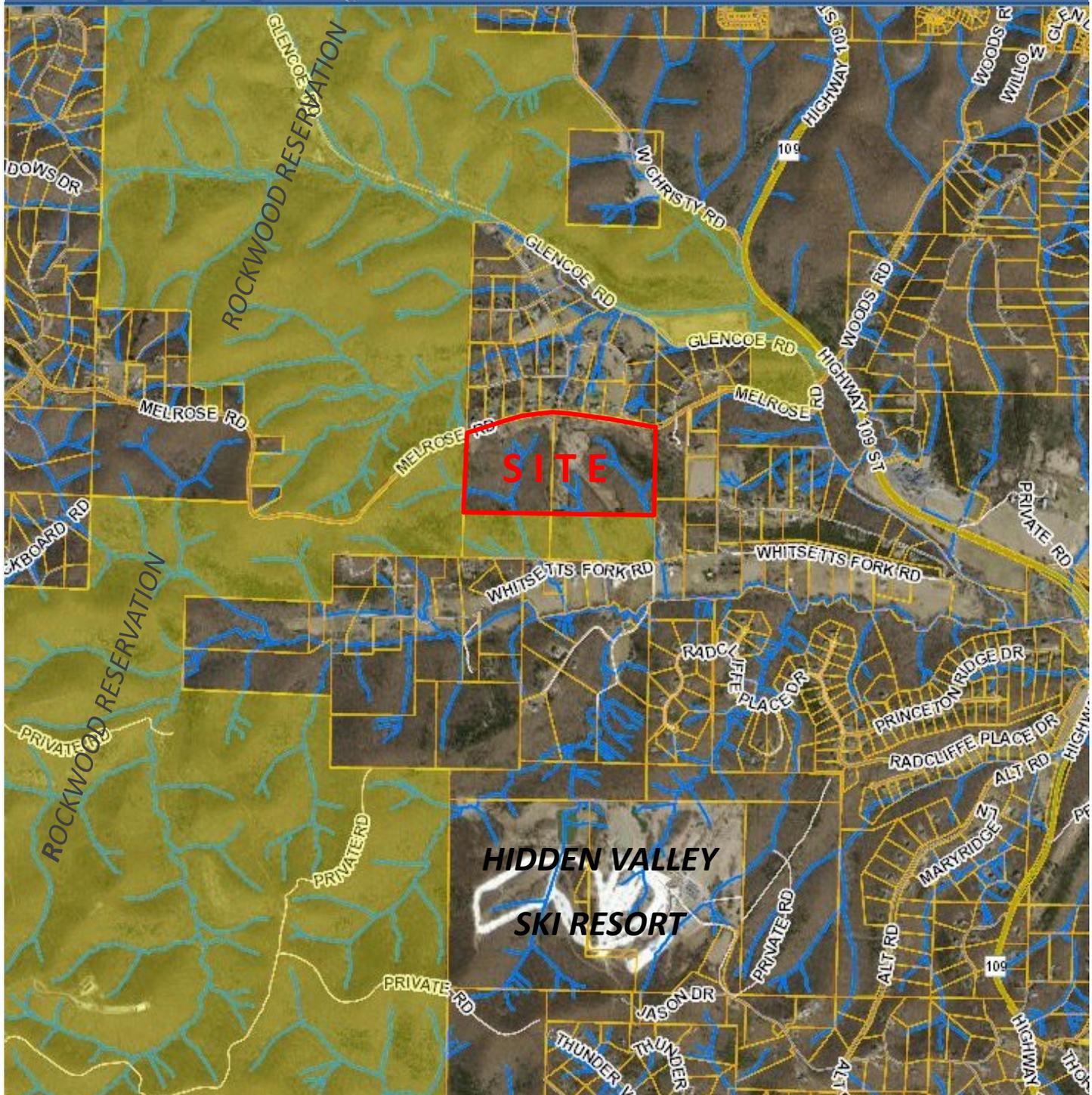
MAJOR PRICE REDUCTION!!

\$30,000.00 PER ACRE



Dutchman Real Estate | Real Estate Success

FOR SALE
72.5 ± Acres
Wildwood, MO



2507 Hwy K, O'Fallon, MO 63368 | DutchmanRealty.com | 636-949-0777

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 THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE OR APPROVAL.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 BY DUTCHMAN REALTY, INC.