



FOR SALE
ZONED AGRICULTURAL
ST CHARLES COUNTY

Dutchman Realty
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1480 Woodstone Dr, Suite 209



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Highway 94 South
Defiance, MO 63341
\$19,500 Per Acre
\$1,766,115



Located next to Weldon Spring Conservation Area which provides more than 7,000 acres of natural beauty and outdoor recreation in the heart of scenic Missouri wine county. The rugged Lewis and Clark Trails reward hikers with impressive overlooks to the Missouri River. The 10-mile Lost Valley Trail gives both hikers and cyclists a chance to stretch their legs. The area also offers access to the Katy Trail.

Seller is selling “As-Is”. Seller makes no representations or warranties of any kind and buyer accepts the property

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- 90.57 +/- Open and Wooded Land
- Zoned Agricultural (5 Acre Lot Minimum)
- Old Barn on Property (no value)
- Near Klondike Park
- Near Weldon Spring Conservation Area
- By Appointment Only
- Seller will divide into 2 Tracts

- Katy Trail Access
- Public Water along Hwy 94
- Priced at \$19,500 per Acre
- Close to Wineries and Shops
- Less than 6.5 miles from Interstate 64
- Part of Property is in Flood Plain
- Great Views of Augusta Bottom

Seller is selling “As-Is”. Seller makes no representations or warranties of any kind and buyer accepts the property in its “As-Is” “Where-Is” condition with all faults.



Possible Uses Include:

- ◇ Recreation
- ◇ Residential
- ◇ Entertainment
- ◇ Wedding Venue
- ◇ Winery



Located near the Weldon Spring Conservation Area and Klondike park. Katy Trail access from back of property. Beautiful views of the Augusta Bottom.

The Defiance - Augusta - Dutzow area hosts the oldest wine district in the United States, and has a long history of producing award-winning wines.



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