

PROPERTY FOR SALE

1241 S. Point Prairie Rd.

Wentzville, Missouri 63385

SALE PRICE: \$700,000

17 +/- Acres



PROPERTY INFO:

- Unincorporated St. Charles
- School District: Wentzville
- Journey Elementary
- North Point Middle
- North Point High School
- Road Frontage: 825' +/-
- Sewers: Septic
- Water: (1) Well
- Elevation: 590' - 600' - 610'

COMMENTS:

- This property is heavy wooded.
- Core Jurisdictional Waterway
- Seller is Selling AS-IS
- Highest and Best Use: Lawn Care Co., Construction Co., Personal Residence.
- See Attachments



www.dutchmanrealty.com

DEE BAX • OWNER/BROKER

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1480 Woodstone Dr., Suite 215

St. Charles, MO 63304

O: 636-949-0777

C: 314-267-2667

Wentzville, MO



POPULATION

47,171



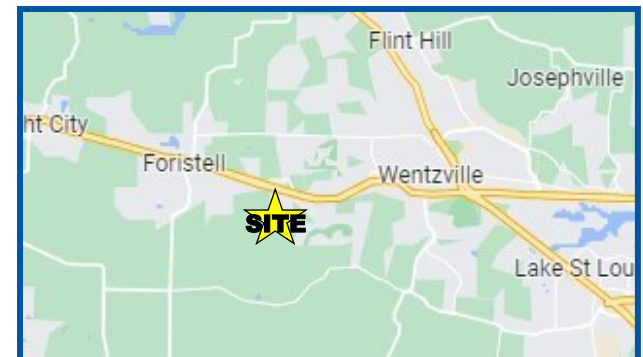
MEDIAN HOME PRICE

\$368,400



MEDIAN INCOME

\$105,758



COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

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