



BIDDING ENDS TUESDAY, APRIL 25TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

4646 & 4648 Hwy Z
Wentzville, MO 63385

ACRES: 2.17

COUNTY: St. Charles

AUCTION DETAILS:

Property Preview Saturday, April 15th 11AM to 1PM.

What an opportunity! Residential/Commercial/Investment property located in the heart of New Melle only 13 minutes to downtown Wentzville! The property is zoned residential and commercial. The real estate will be offered in two tracts.

Tract 1- This tract features a 4 bedroom 3 bath, story and a half home on .55± acres. The home features a large entertainment area with a bar and wood stove. The home has a lot of great character and could easily be updated to something special. The second living room has built in bookshelves and would make a nice dining area or additional family room. The backside of the home has a sun room looking out on the patio. A definite feature is the patio area. With a little TLC it could be a really great spot to entertain guests. There is an attached oversized 3 car garage and small shed in the backyard as well.

Tract 2- This tract is 1.62± acres and features 3 metal buildings. These buildings have all been previously rented and income producing! One of the buildings previously featured a gun shop. The first building has drywall throughout and is heated by a ceiling mounted heater. Building 2 also has drywall throughout with a small office, bathroom, and has a ceiling mounted heater as well. Building 3 is unfinished but has ample room for your storage needs. Building 3 does have water and electric. The lot to the back of these buildings continues and offers plenty of room to build or create a larger parking area. There is a recorded easement through Tract 1. Tiny home and vehicles do not convey.



PRESENTED BY:

The Evans Team

RICHARD EVANS
Land & Home Specialist

M: (636) 578-3159
E: revans@trophy.com

BOBBY EVANS
Land & Home Specialist

M: (636) 237-1816
E: bevans@trophy.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

New Melle Missouri Real Estate iAuction - McClelland Property

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.