



# 5.52±-Acre Rural Property with Two Potential Homesites for Sale—St. Charles County

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## PROPERTY ADDRESS:

3110 Highway P  
Wentzville, MO 63385

**PRICE:** \$275,000

**ACRES:** 5.52±

**COUNTY:** St. Charles

## PROPERTY HIGHLIGHTS:

- Two Potential Homesites
- Great Location
- Secluded
- Mature Trees
- Additional Hwy P Road Frontage

## PROPERTY DESCRIPTION:

Discover approximately 5.52± acres in an ideal location, offering not one, but two potential homesites. The first site, at the top of the hill, provides a spacious setting for your dream home, surrounded by mature trees and overlooking a picturesque seasonal creek. This upper portion is easily accessible from Josephville Road.

The second homesite, situated on the lower portion along Highway P, features a flat, versatile area complete with a small shed—perfect for a vegetable stand, craft shop, extra storage, or even another small home. Electric service is already available on-site for your convenience.

Enjoy the best of both worlds: a peaceful rural atmosphere while still being close to everyday necessities. Located just 6.8 miles from Wentzville and 7.2 miles from O'Fallon, this property is ideally situated for privacy and accessibility. With so many possibilities, this acreage presents a rare opportunity to create your perfect country retreat or multi-use property.



## PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals