

5.52±-Acre Rural Property with Potential Homesite Location for Sale - St. Charles County

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PRICE IMPROVED



PROPERTY ADDRESS:

3110 Highway P
Wentzville, MO 63385

PRICE: \$265,000

ACRES: 5.52±

COUNTY: St. Charles

PROPERTY HIGHLIGHTS:

- Potential homesite location
- Great Location
- Secluded
- Mature Trees
- Additional Hwy P Road Frontage

PROPERTY DESCRIPTION:

Discover approximately 5.52± acres in an ideal location, offering a very nice potential homesite location. 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 lower portion along Highway P, features a flat, versatile area complete with a small shed—perfect for a vegetable stand, craft shop, or extra storage. 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:

The Evans Team

RICHARD EVANS

Land & Home Specialist

M: (636) 578-3159

E: revans@trophyapa.com

BOBBY EVANS

Land & Home Specialist

M: (636) 237-1816

E: bevans@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 63005



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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