

MIDWEST LAND GROUP PRESENTS

3 ACRES IN

SAINT CHARLES COUNTY MISSOURI



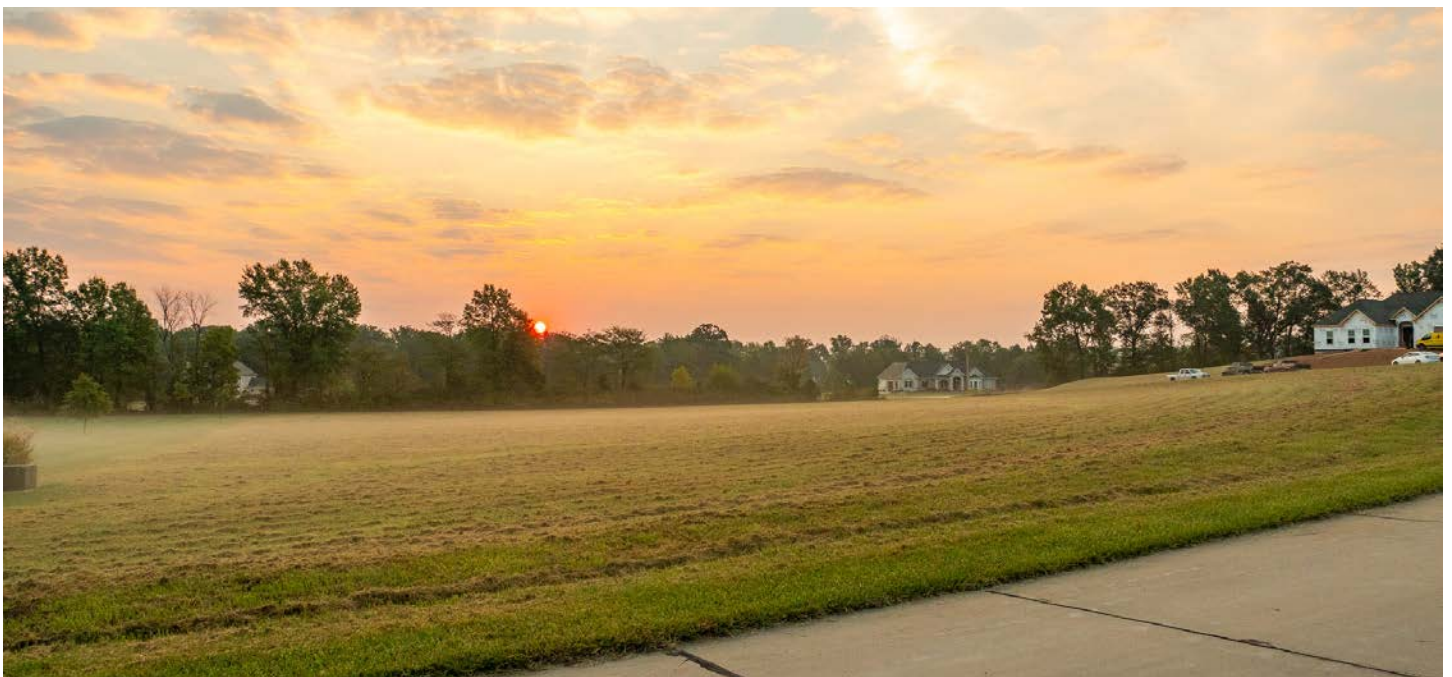
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME LOT IN THE LYNCHBURG ESTATES

Take a look at this level corner lot in the exclusive Lynchburg Estates Subdivision, the subdivision backs to common ground and the Cuivre River giving you easy access to enjoy the water and views as you please.

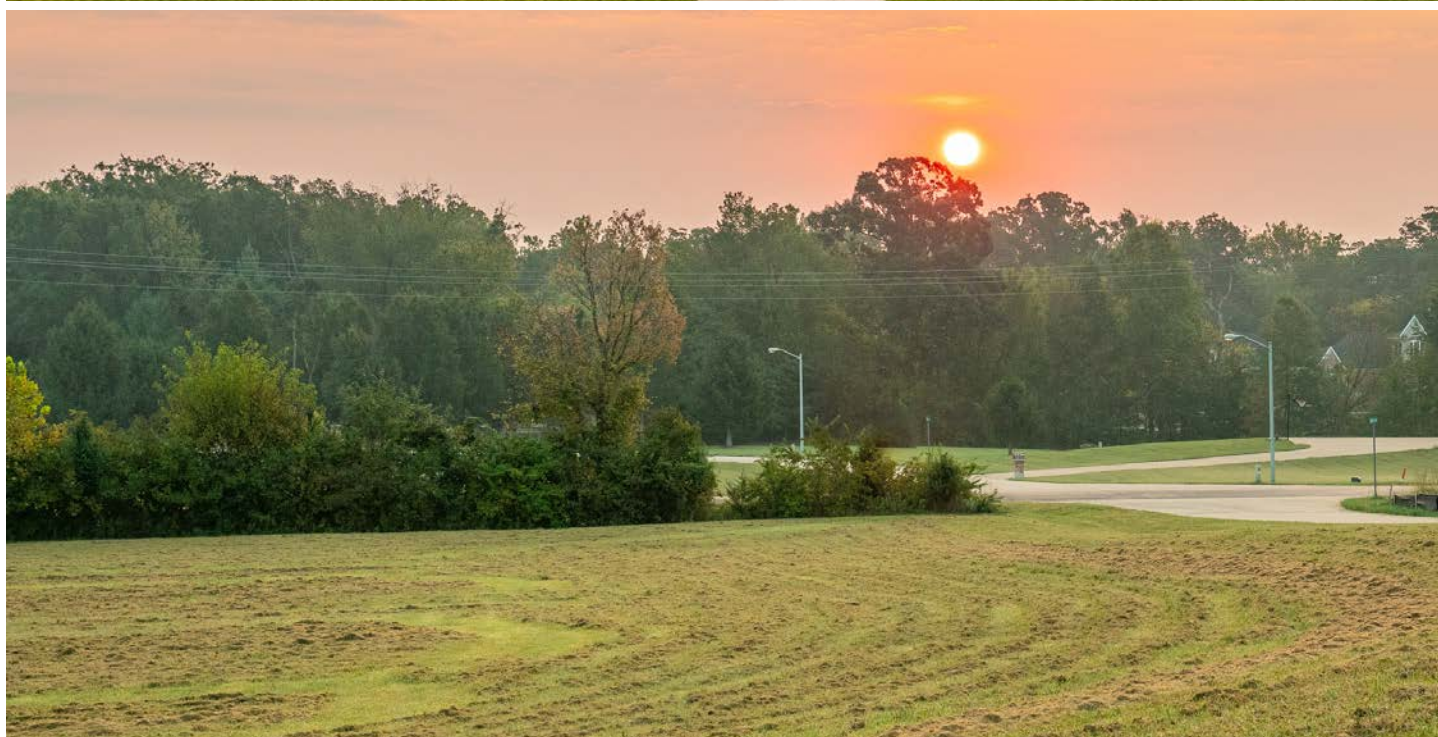
Utilities are ready to go, bring your plans and build your forever home. Lots of this caliber are becoming harder and harder to find. Located in the Fort Zumwalt R-II School District.



PROPERTY FEATURES

PRICE: **\$179,000** | COUNTY: **SAINT CHARLES** | STATE: **MISSOURI** | ACRES: **3**

- Level corner lot
- Located in the Lynchburg Estates subdivision
- Bring your plans and your own builder
- Public utilities ready to go
- Fort Zumwalt R-II School District
- Community backs to the Cuivre River
- 6 minutes from Flint Hill
- 13 minutes to Wentzville and I-70



3 ACRES

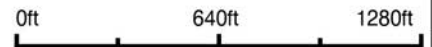


AERIAL MAP



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Boundary Center: 38° 52' 26.08, -90° 49' 37.22



Maps Provided By:



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St. Charles County
Missouri



10/9/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 5.0
Min: 472.1
Max: 487.9
Range: 15.8
Average: 478.7
Standard Deviation: 3.67 ft

0ft 155ft 311ft



10/9/2023

St. Charles County
Missouri

Boundary Center: 38° 52' 26.08, -90° 49' 37.22

OVERVIEW MAP



AGENT CONTACT

Clay Stansberry has an eye for seeing potential. Whether it be for specific hunting needs or a turnkey property, he can visualize all the exciting opportunities a piece of land can bring. Whether a client is buying their first hunting property or selling their family's century farm, he understands the emotional ties and commitment required, treating each situation personally as if it were his own investment.

Born in Moberly, Missouri, Clay had the fortune of growing up hunting on many farms in central and northeastern Missouri, giving him a solid understanding of what exactly to look for in a property. He attended Moberly Senior High School and earned an athletic scholarship to Columbia College. Clay served as an operations manager for 10 years, during which time he coached youth sports. Having spent his entire life surveying farms, he is fulfilling his passion of working with the outdoors as a land agent at Midwest Land Group.

Clay lives in the St. Louis area and, when not working, he's either bowhunting, fishing, or playing golf. If you're in the market to buy or sell and are looking for someone who's just as passionate about land as you, be sure to give Clay a call. He'll do everything it takes to ensure you're well-represented and that your transaction goes smoothly.



CLAY STANSBERRY,

LAND AGENT

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MidwestLandGroup.com

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