

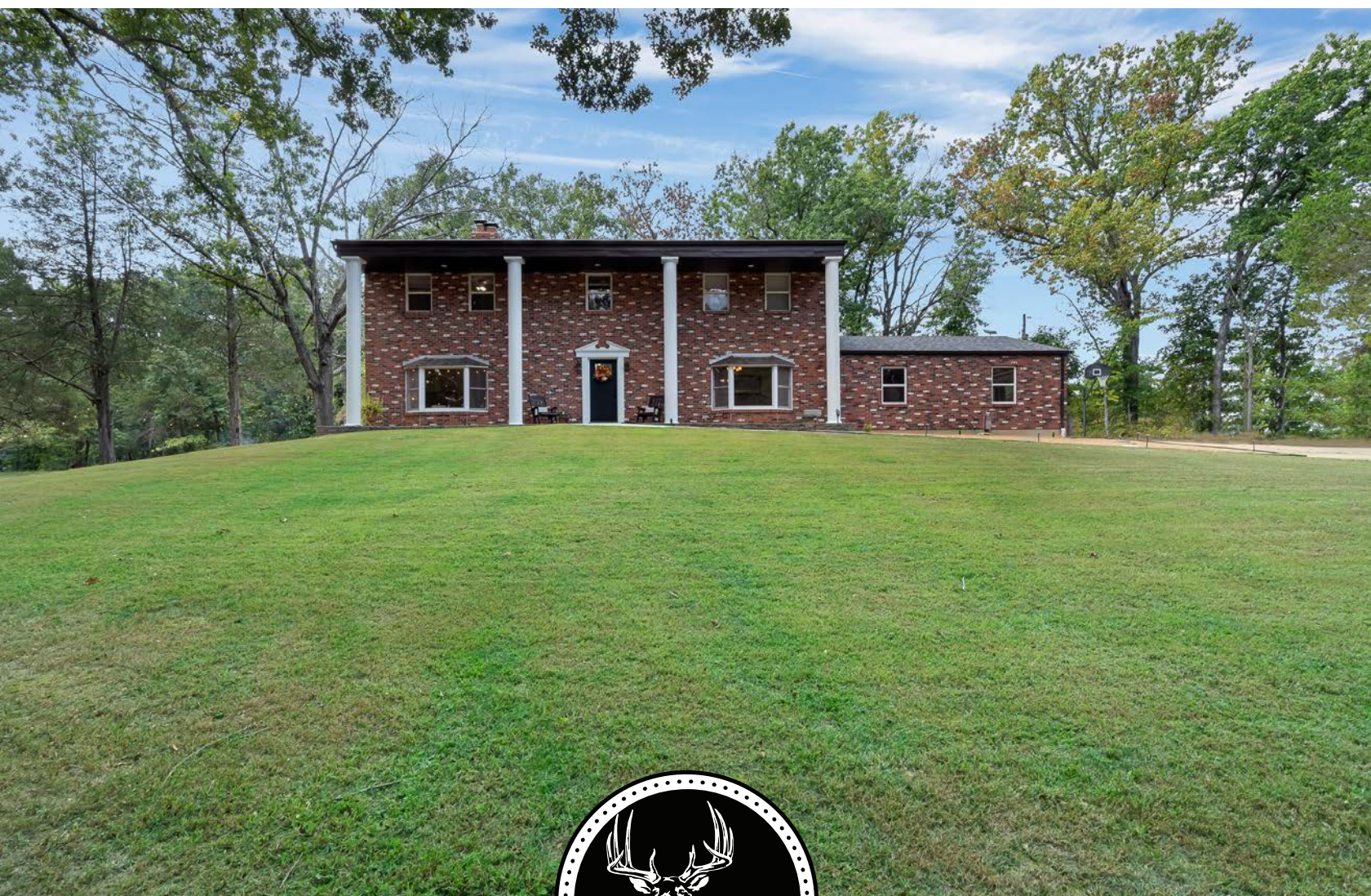
MIDWEST LAND GROUP PRESENTS

**33 ACRES IN**

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# **JEFFERSON COUNTY MISSOURI**

**8995 BAMMANN PLACE, DITTMER, MO 63023**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 33 +/- ACRES WITH SPACIOUS HOME & ABUNDANT WILDLIFE IN DITTMER, MISSOURI

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Welcome to your private retreat in the heart of Dittmer, Missouri! This stunning 33 +/- acre property offers the perfect blend of natural beauty and modern comfort. Surrounded by mature hardwood trees, this land is a haven for wildlife, making it an ideal setting for outdoor enthusiasts, hunters, or anyone seeking peace and privacy.

At the heart of the property sits a 2,548 square foot home with 4 bedrooms and 3 bathrooms, thoughtfully designed to accommodate both family living and entertaining. The spacious layout features an inviting living area, a well-appointed

kitchen, and plenty of windows that bring in natural light and offer scenic views of the surrounding landscape.

Step outside and enjoy the tranquility of your own acreage - perfect for hiking, ATV trails, or simply soaking in the serene atmosphere.

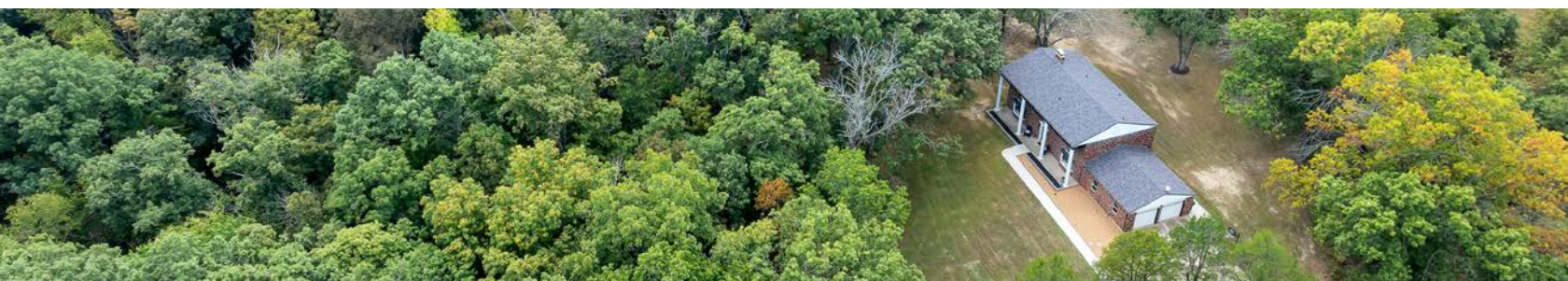
Whether you're looking for a full-time residence, a weekend getaway, or a hunting retreat, this property offers it all. Conveniently located within easy driving distance of St. Louis, you can enjoy country living without sacrificing accessibility.

## PROPERTY FEATURES

PRICE: **\$627,950** | COUNTY: **JEFFERSON** | STATE: **MISSOURI** | ACRES: **33**

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- Recently updated (2022) home
- 4 bedroom
- 3 bathroom
- 2-car garage
- 33 +/- acres with abundant wildlife
- Mature hardwoods
- Extensive trail system
- Starlink
- Unfinished basement



# 2,548 SQUARE FOOT HOME

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# ADDITIONAL INTERIOR PHOTOS





# ENTERTAINING SPACE

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33 +/- ACRES

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# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

As a hard-working landowner himself, Steve Ward brings a personal understanding of what it means to find the right piece of property — and the pride that comes with improving it for future generations. With a passion for habitat management and a hands-on approach to stewardship, he's not just selling land; he's helping clients invest in a legacy.

Born in Belleville, Illinois, and raised nearby, Steve grew up chasing whitetails, big bass, and wild dreams across the fields and waterways of the Midwest. He went on to study economics at Illinois State University before building a successful 20-year career in medical device sales, where he honed the work ethic, strategic thinking, and client-first commitment to service that define his approach to land transactions.

Today, when he's not helping clients buy and sell land, you'll find Steve working on his own hunting property — performing timber stand improvements, conducting prescribed burns, and working the dirt his soul calls home.

He lives in Weldon Spring, Missouri, with his wife, Carrie. They have two daughters, Reece and Rhyann, both collegiate soccer players. Whether in business, family, or the outdoors, Steve believes success comes down to passion, preparation, and an uncompromising dedication to doing things the right way, every time.



**STEVE WARD**

LAND AGENT

**314.325.1577**

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## MidwestLandGroup.com

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