



**FOR SALE**

**ZONED AGRICULTURAL  
ST CHARLES COUNTY**

Dutchman Realty

Dee Bax  
DutchmanRealty.com  
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636.949.0777  
5055 Highway N, Suite 215



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**Highway 94 South**

Defiance, MO 63341

**\$19,500 Per Acre**

**\$1,766,115**

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90.57 +/- Open and Wooded Land

Zoned Agricultural (5 Acre Lot Minimum)

Old Barn on Property (no value)

Near Klondike Park

Near Weldon Spring Conservation Area

By Appointment Only

Seller will divide into 2 Tracts

Katy Trail Access

Public Water along Hwy 94

Priced at \$19,500 per Acre

Close to Wineries and Shops

Less than 6.5 miles from Interstate 64

Part of Property is in Flood Plain

Great Views of Augusta Bottom

Located next to Weldon Spring Conservation Area which provides more than 7,000 acres of natural beauty and outdoor recreation in the heart of scenic Missouri wine county. The rugged Lewis and Clark Trails reward hikers with impressive overlooks to the Missouri River. The 10-mile Lost Valley Trail gives both hikers and cyclists a chance to stretch their legs. The area also offers access to the Katy Trail.

Seller is selling "As-Is". Seller makes no representations or warranties of any kind and buyer accepts the property

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**Possible Uses Include:**

- ◇ Recreation
- ◇ Residential
- ◇ Entertainment
- ◇ Wedding Venue
- ◇ Winery

Located near the Weldon Spring Conservation Area and Klondike park. Katy Trail access from back of property. Beautiful views of the Augusta Bottom.

The Defiance - Augusta - Dutzow area hosts the oldest wine district in the United States, and has a long history of producing award-winning wines.



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