



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

41 +/- Acres for Sale Located in Wildwood Missouri



www.TrophyPA.com • 855.573.5263 • leads@trophyapa.com

PRICE
REDUCED



PROPERTY ADDRESS:

16939 Rodgers Ave.
Wildwood, MO 63040

PRICE: \$999,000

ACRES: 41

COUNTY: St. Louis

PROPERTY DESCRIPTION:

For Sale are 41+/- acres with unbelievable potential! These 5 contiguous parcels of land are nestled in the woods for seclusion yet less than a mile away from the Wildwood Center with all the amenities one needs. The property is also only one mile from the intersection of Route 100 and Hwy 109. This land is not only close to amenities, it borders and overlooks the Rockwoods Reservation Conservation Area; which provides ample opportunities for hiking, wildlife viewing and other outdoor recreation. Getting to St Louis is also easy with this since this property is located about half way between Hwy 64/40 and Hwy 44.

If you are looking for property to subdivide for a number of homes or a large private lot with privacy and views to build your dream home this is the property for you!

PROPERTY HIGHLIGHTS:

- 41 +/- acres comprised of 5 parcels - owner will divide
- Overlooks and is across the street from Rockwoods Reservation Conservation Area
- Amazing views
- Multiple home sites
- Less than 1 mile from Wildwood Shopping Center (restaurants, groceries stores, and theater)
- Less than 1 mile from Hwy 109 & Rte. 100
- 6 miles from Hwy 44 and Eureka. 8 Miles from Chesterfield Valley and Hwy 64
- County water
- Property being sold As Is/Where Is
- Wet weather creek
- Abundant wildlife (deer and turkeys)
- Mixed terrain some flat some hilly



PRESENTED BY:

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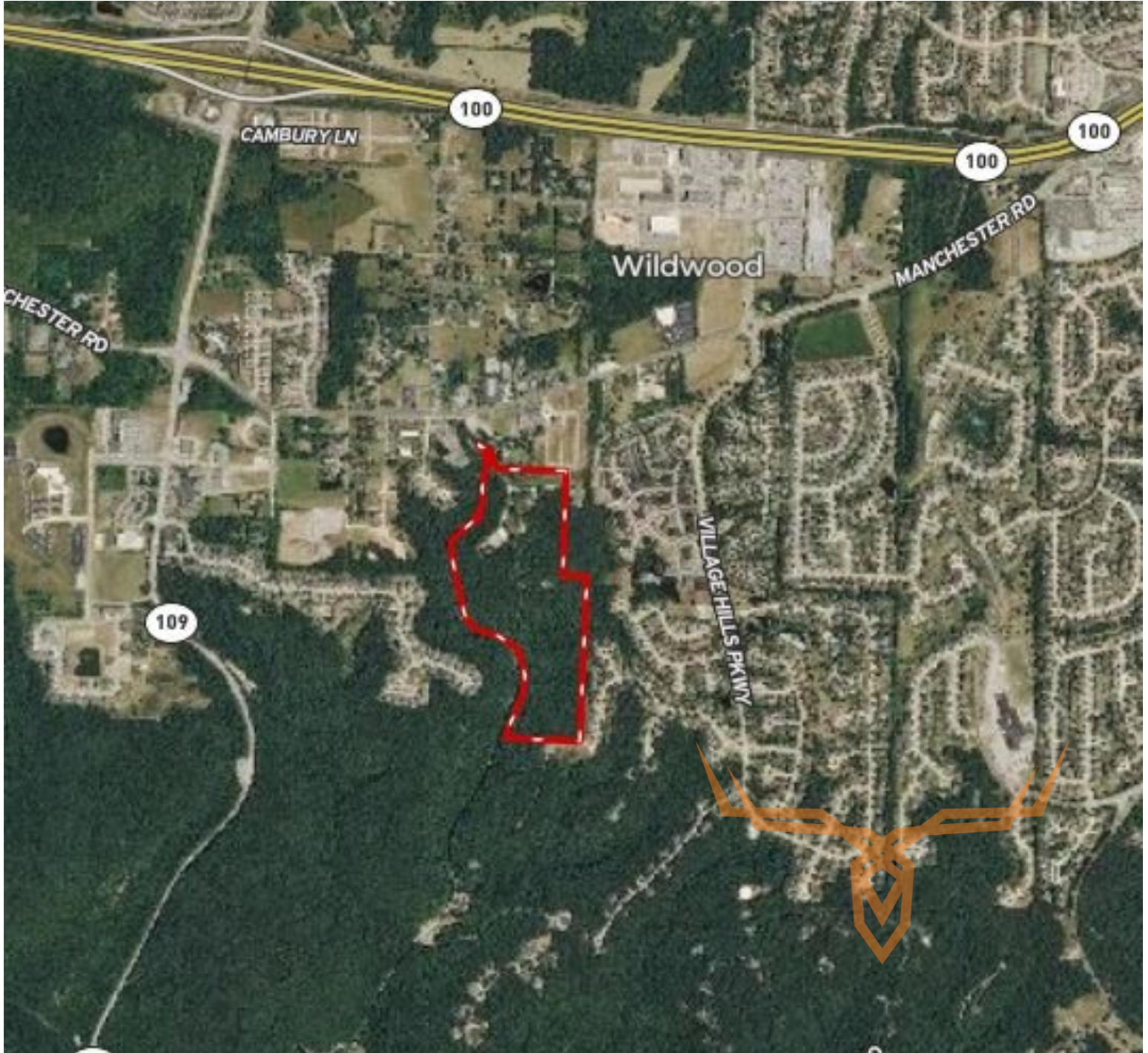


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$9,999
TAX YEAR: 2017

