



For Sale

THE BLUFFS AT CALLAWAY LAKE

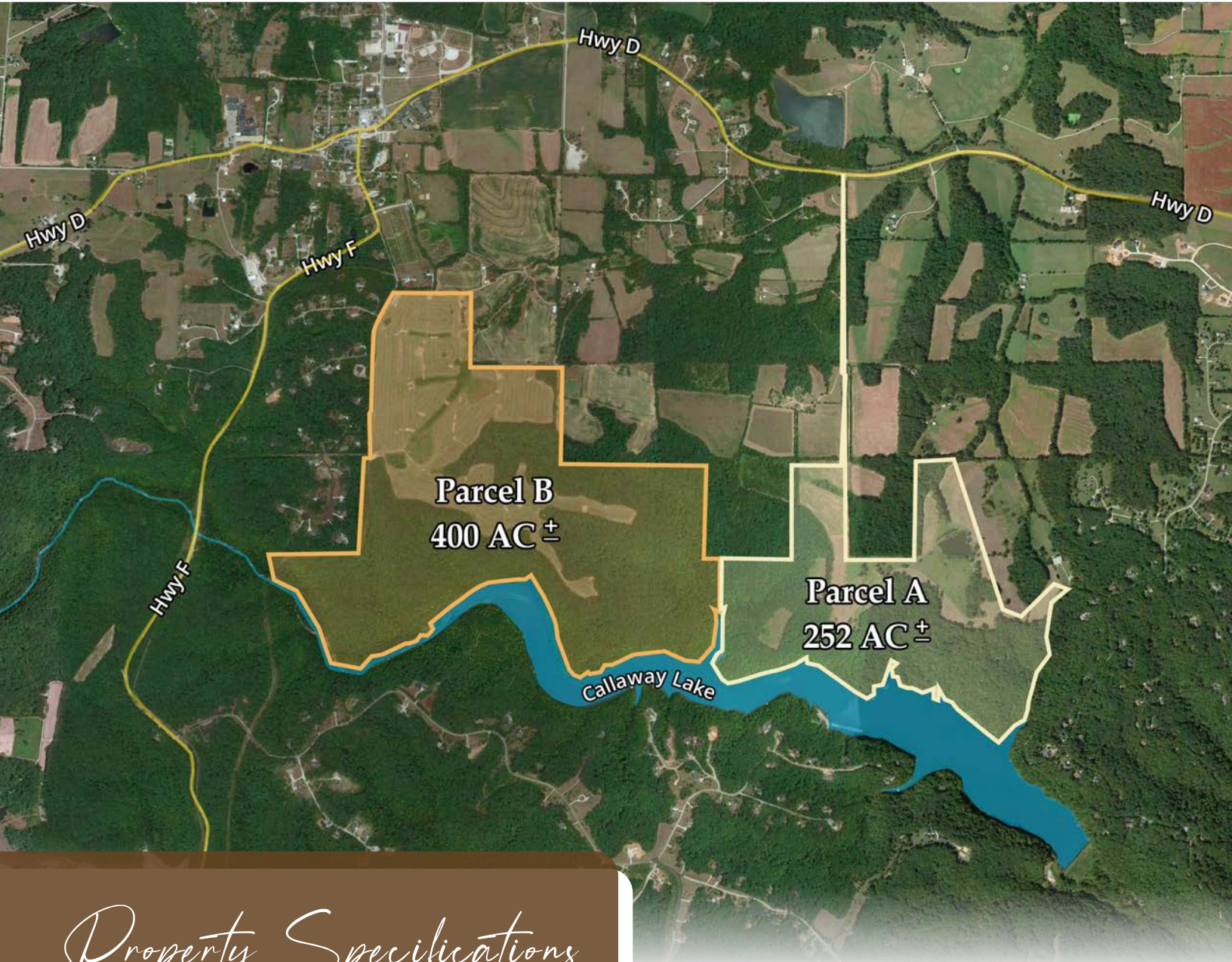
ST. CHARLES COUNTY, MISSOURI
SUBURBAN ST. LOUIS

UP TO 652± AC
AVAILABLE

CHAD BURKEMPER
+1 314 584 6279
chad.burkemper@colliers.com
Colliers

RICK MEYER
+1 314 565 7824
rick@meyerlistings.com
Meyer & Company





Property Specifications

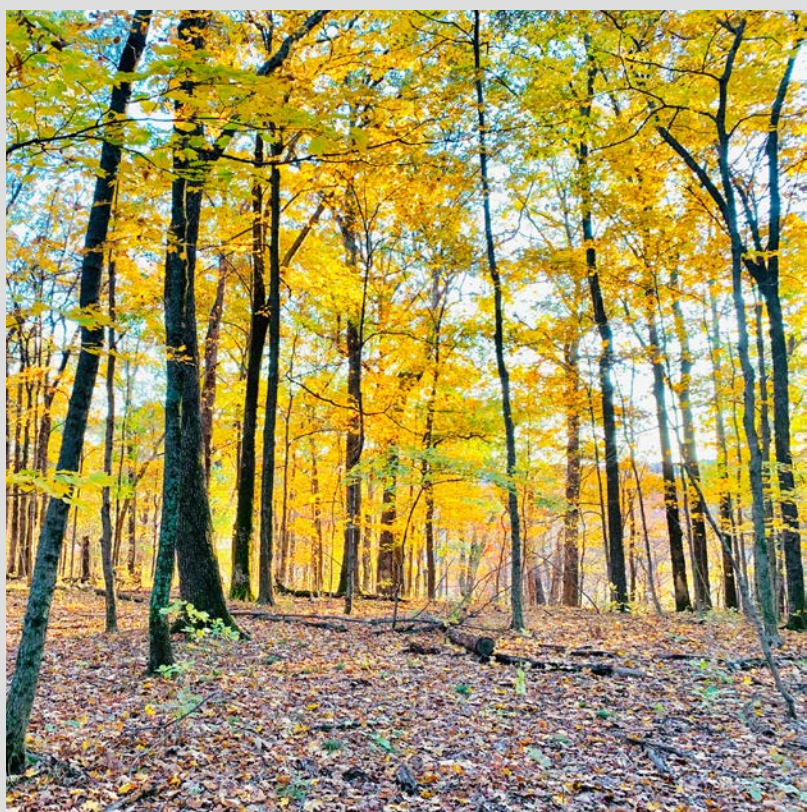
Asking price: \$23,000/acre

- 652± total acres available for sale
 - ◇ Parcel A: 252± AC
 - ◇ Parcel B: 400± AC
- Farm, recreational, and residential developable land
- Currently zoned within [Saint Charles County](#) with the opportunity to Annex into the [City of New Melle](#)
- Frontage and lake access to private 168-acre Callaway Lake
- Rolling hills with beautiful views
- Spacious farm fields and pastures
- Private ponds
- Abundance of numerous types of wildlife
- Approximately 7 miles from August A. Busch Conservation Area and 14 miles from Augusta, MO



Click for Video 

Extremely rare 652+/- acre lakefront property located in St. Charles County, Missouri, the fastest growing county in the St. Louis region for more than 30 years. The Bluffs at Callaway Lake offers tremendous development potential and recreational features including beautiful bluff and lake views, gently rolling terrain and farm pastures. Stunning homesite locations for country estates include private lake access and 2+ miles of frontage to Callaway Lake. Pristine habitat for a variety of wildlife for hunting and fishing.





Unique Opportunity

The Bluffs at Callaway Lake offers a unique opportunity to own a one of a kind land asset with exceptional developmental prospects:

Investment

At 652+/- acres, one of the largest tracts to come to market, The Bluffs at Callaway Lake provides the buyer with nearly unlimited options to subdivide the land and develop according to their specific plans.

Lake Usage

The entire southern edge of the property borders the 168-acre Callaway Lake and the entire property has lake use rights under the Lake Association bylaws.

Booming Area

Located in St. Charles county, which has the highest population growth and median household income of all counties in Missouri.

Easy Access

Attractive rural setting with exceptional access to nearby highways and population centers (10 minutes to the nearest major interstate / 20 minutes to St. Louis County population center).

Active Location

Extremely active economic development in the area along the I-70 corridor to the north and the burgeoning wine region just south of this property.



Value Potential

The feature-rich property offers crop income and recreational value:

Natural Resources

Abundant natural resources with crop income potential on 180 tillable acres, dense forest stands and heavily populated with white-tail deer, wild turkey and other game.

Low Taxes

Agricultural exemption keeps property taxes extremely low.

Natural Layout

Rolling hills and private ponds add to the recreational value.

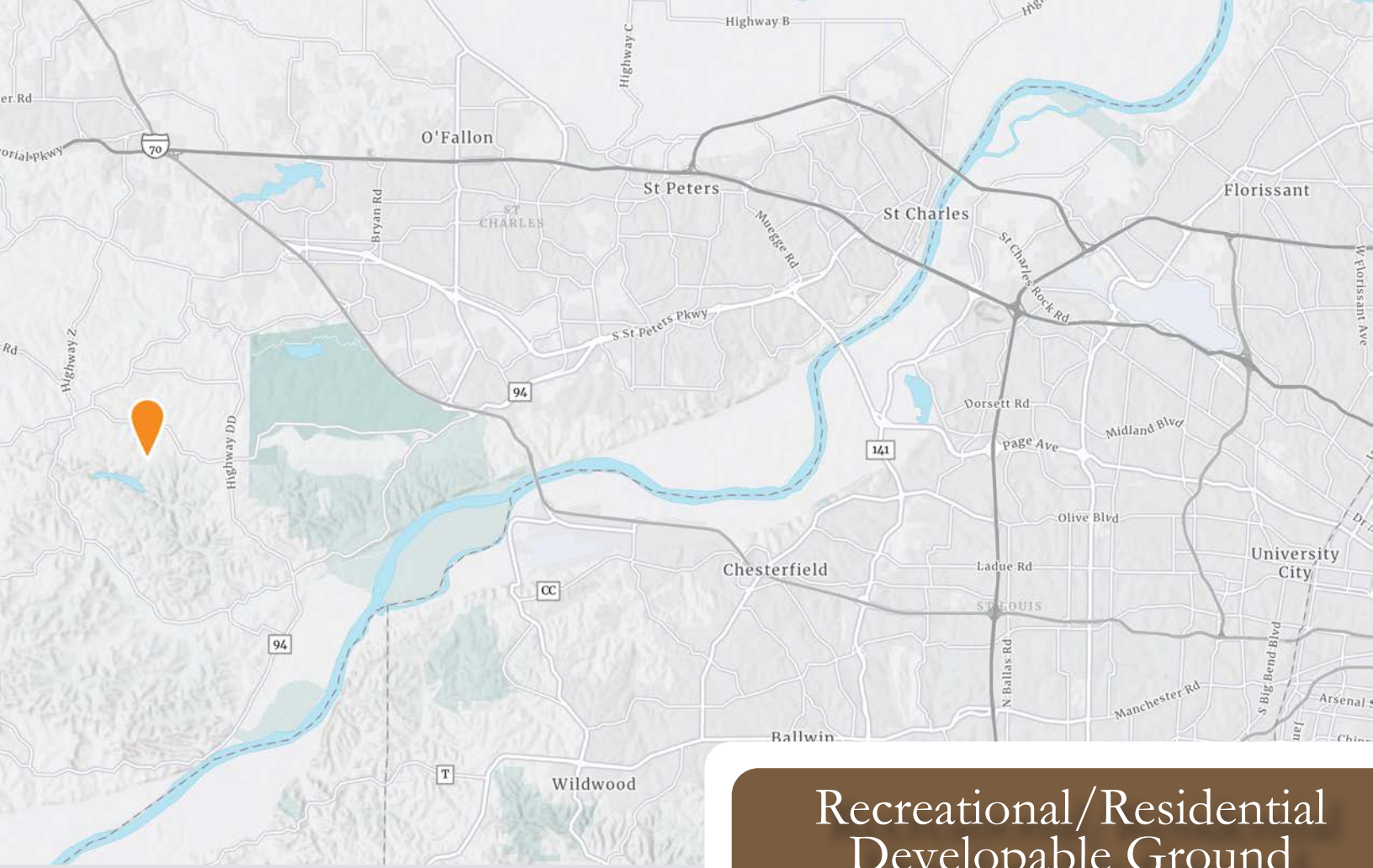
Convenience

Local ownership could enjoy a morning deer or turkey hunt and still be in the office by 9:00.

Road Access

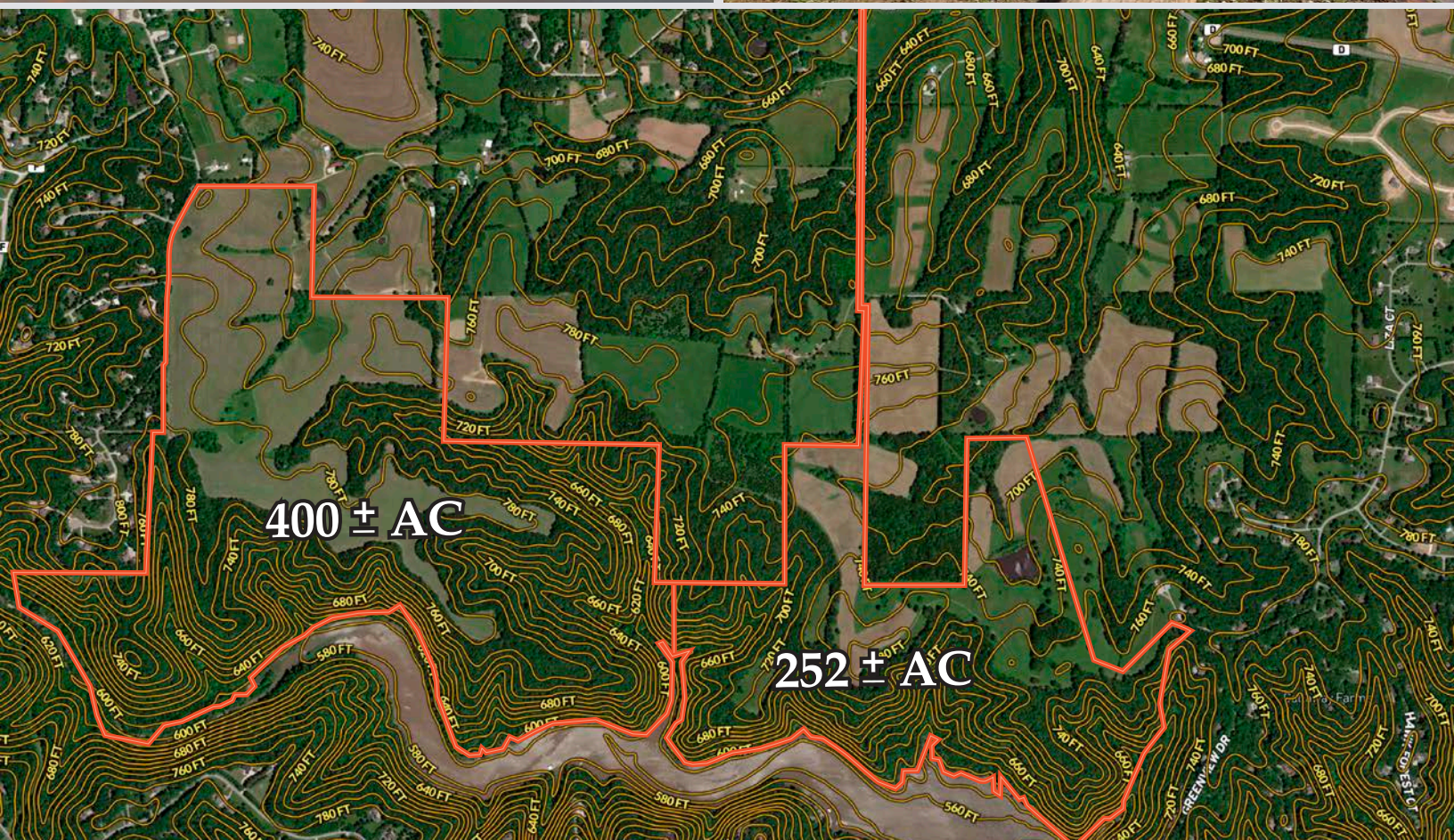
Multiple road access points offer ingress or egress on all three non-lake sides of the property.





Recreational/Residential
Developable Ground
on 652± Acres







St. Charles County

Click for Link 

St. Charles County is the fastest growing county in the St. Louis region and has been for more than 30 years. With a population nearing 400,000 and an estimated 9,000 employers in the area, St. Charles leads the way creating a business-friendly environment and has the lowest unemployment rate in the St. Louis bi-state area. With its central location, St. Charles offers access to major interstates, river ports, airports, and top end talent throughout the region. St. Charles is home to a diverse group of businesses from company giants like General Motors, Boeing Company, CitiMortgage, and MasterCard Worldwide to award winning startups and a growing high-tech scene. It is clear why St. Charles is the focal point for growth in the St. Louis region.



400,000
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Central
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High-growth
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Companies in the area:



To coordinate tour please contact:

CHAD BURKEMPER
+1 636 579 9020 mobile
+1 314 584 6279 office
chad.burkemper@colliers.com
Colliers

RICK MEYER
+1 314 565 7824 mobile
+1 636 462 5555 office
rick@meyerlistings.com
Meyer & Company

