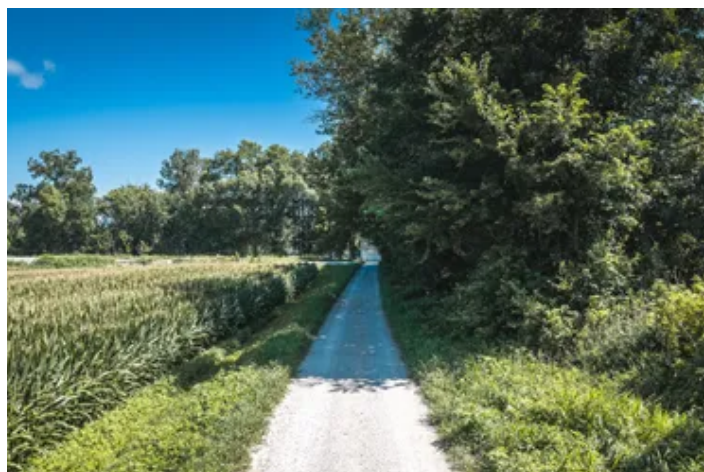


Marina Bluffs C1
000 Liberty Harbor Drive
Portage Des Sioux, MO 63373

\$182,178
5.22± Acres
St. Charles County



Marina Bluffs C1
Portage Des Sioux, MO / St. Charles County

SUMMARY

Address

000 Liberty Harbor Drive

City, State Zip

Portage Des Sioux, MO 63373

County

St. Charles County

Type

Recreational Land, Lot

Latitude / Longitude

38.931749 / -90.352572

Acreage

5.22

Price

\$182,178

Property Website

<https://livingthedreamland.com/property/marina-bluffs-c1-st-charles-missouri/114218/>



PROPERTY DESCRIPTION

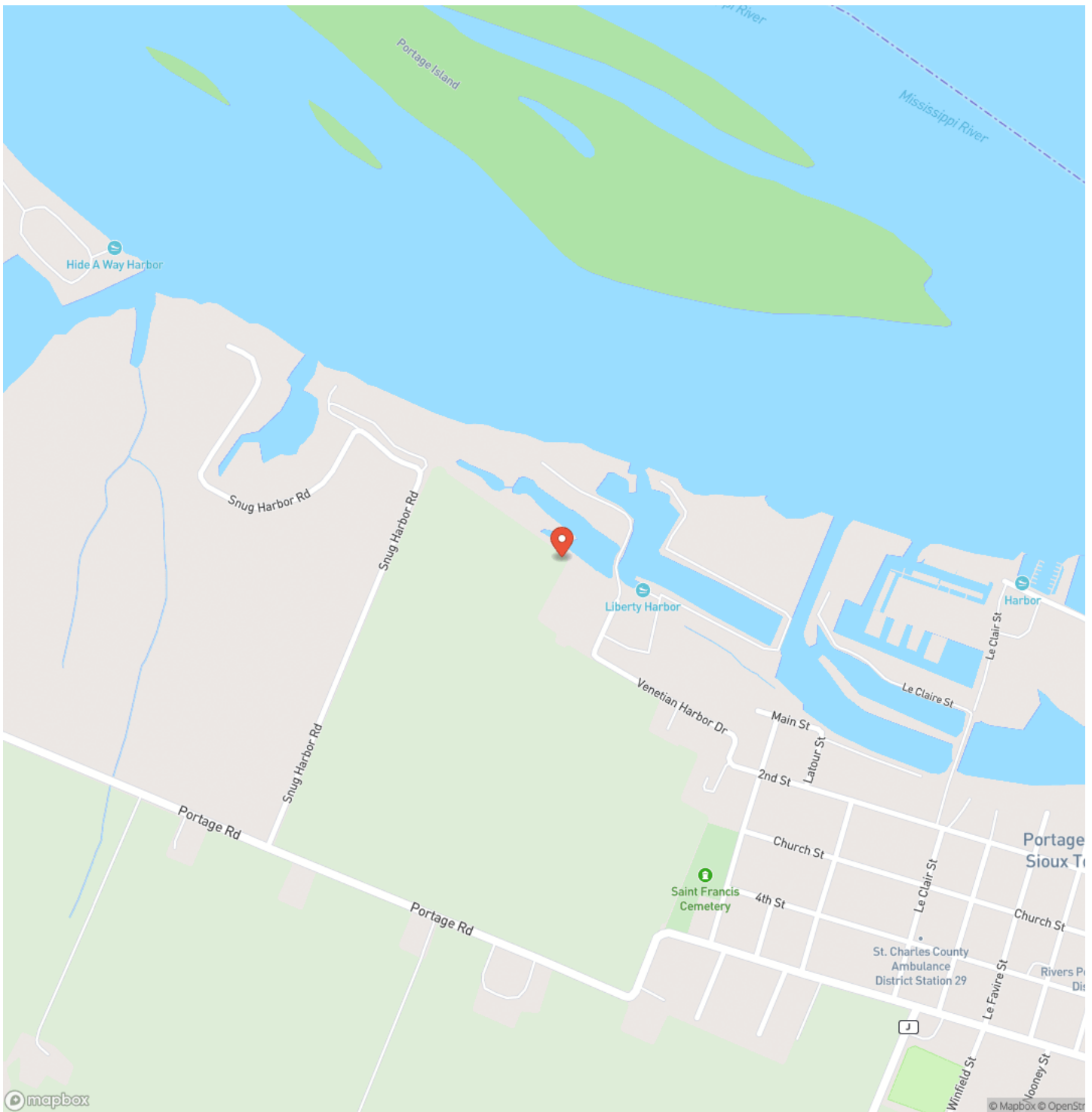
5.22 +/- acres located in the historic river community of Portage Des Sioux, Missouri. This rare buildable lot offers the opportunity to build on one of the highest elevation areas in town while enjoying sweeping views of the river bottom farmland to the south and seasonal views of the Mississippi River to the north. Located within the city limits, the property has access to city water and sewer while offering the freedom of no known HOA restrictions. Multiple marinas and boat ramps are just minutes away, making it an ideal location for anyone looking to enjoy the river lifestyle. The property is located in the floodplain; however, the owner reports it remained above water during historic flooding events. With its nearly level terrain, this property is well suited for a custom home, small hobby farm, or even a potential business location. If you've been looking for a unique property in one of Missouri's oldest river communities, don't miss this opportunity. Call today for more information or to schedule a showing.



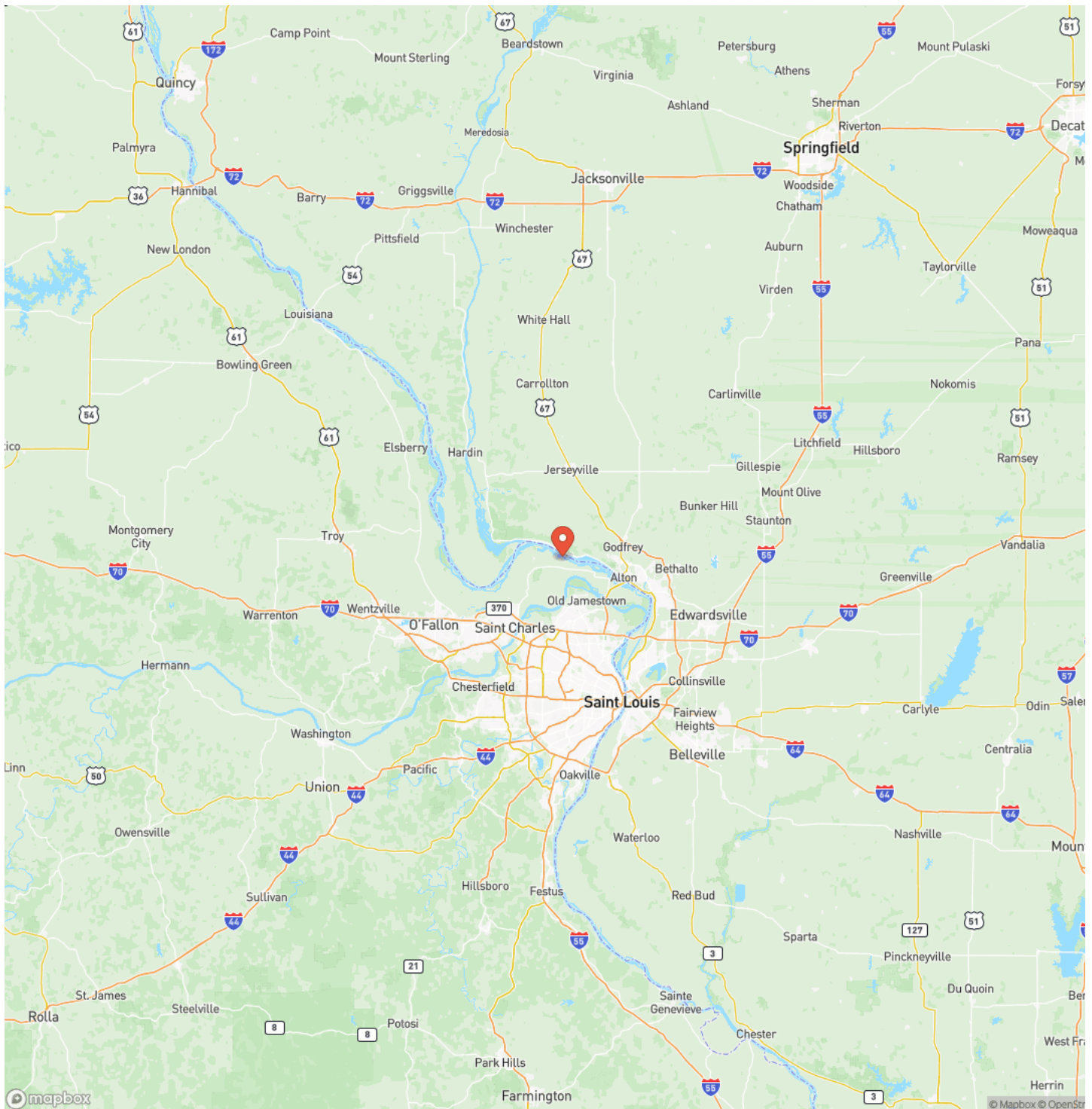
Marina Bluffs C1
Portage Des Sioux, MO / St. Charles County



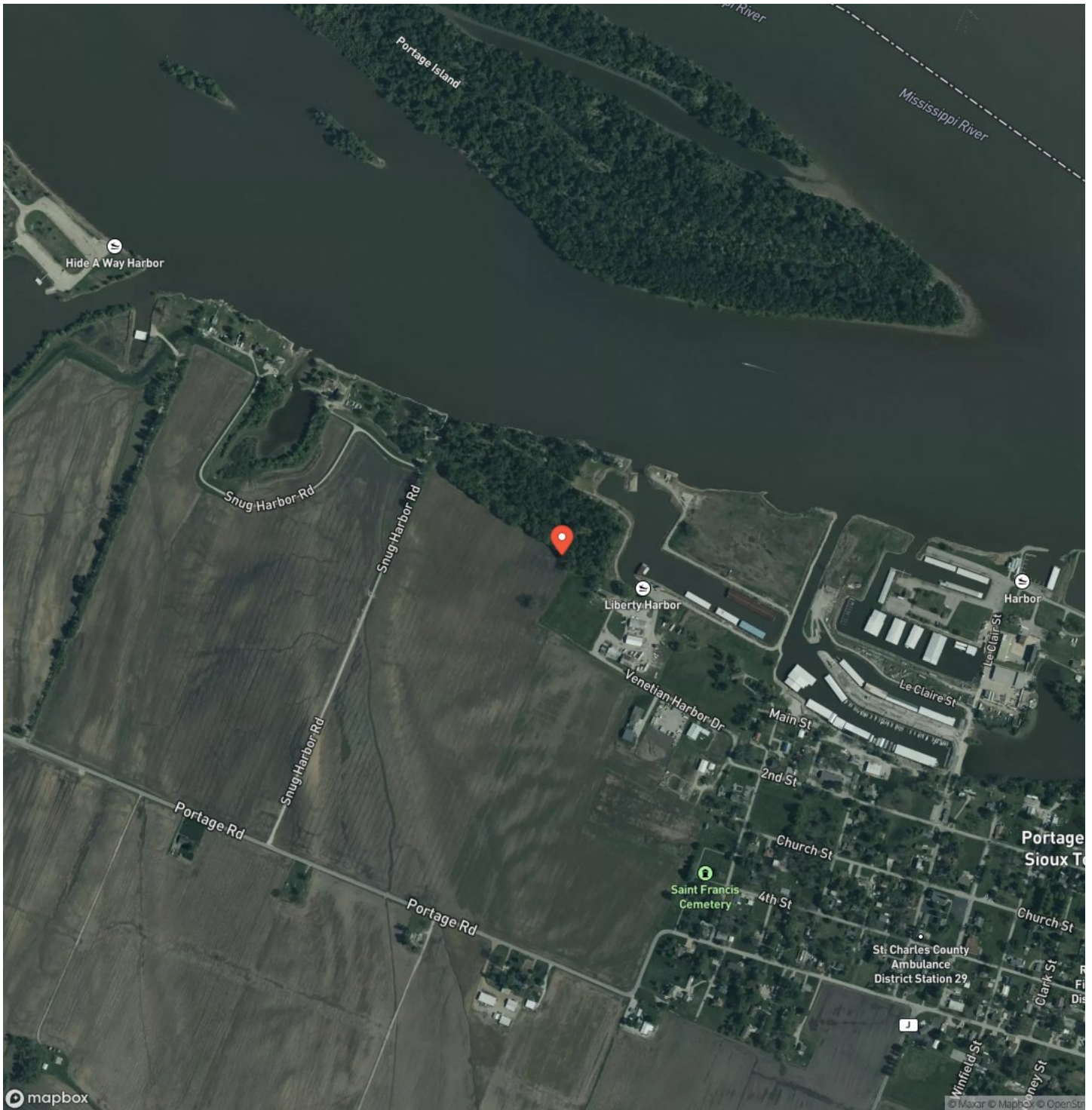
Locator Map



Locator Map



Satellite Map



Marina Bluffs C1
Portage Des Sioux, MO / St. Charles County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Echele

Mobile

(636) 288-7569

Office

(855) 289-3478

Email

john@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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