

Mississippi River Retreat
10 Lehmond Island Road
Saint Charles, MO 63301

\$379,000
11± Acres
St. Charles County



Mississippi River Retreat
Saint Charles, MO / St. Charles County

SUMMARY

Address

10 Lehmound Island Road

City, State Zip

Saint Charles, MO 63301

County

St. Charles County

Type

Recreational Land, Residential Property, Riverfront

Latitude / Longitude

38.858974 / -90.544981

Taxes (Annually)

2651

Dwelling Square Feet

1280

Bedrooms / Bathrooms

3 / 1

Acreage

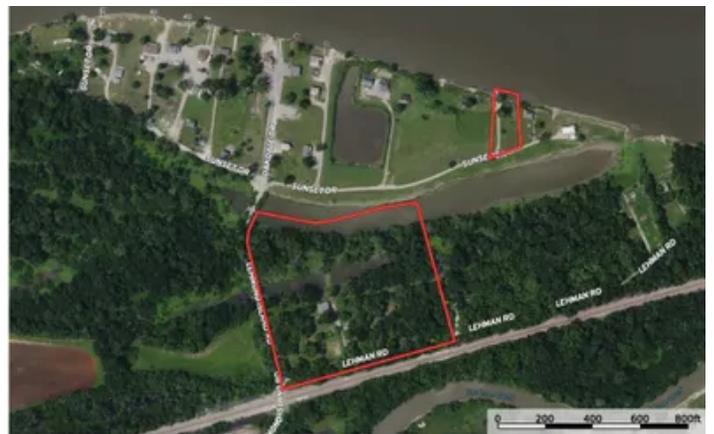
11

Price

\$379,000

Property Website

<https://livingthedreamland.com/property/mississippi-river-retreat-st-charles-missouri/99764/>



Mississippi River Retreat Saint Charles, MO / St. Charles County

PROPERTY DESCRIPTION

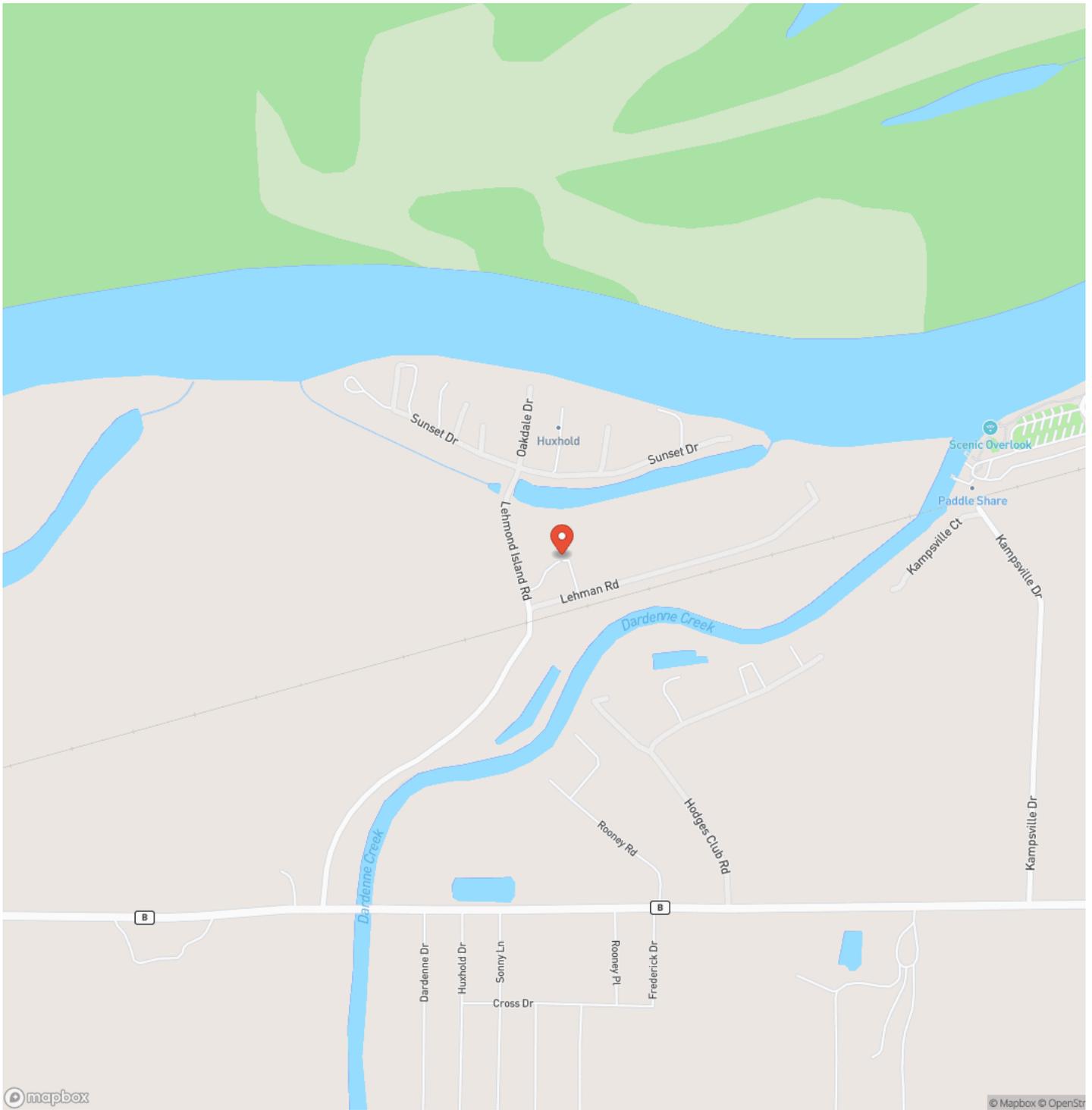
Discover a rare opportunity to own a stunning Mississippi River bottom retreat just minutes from St. Charles. Located only three miles from town, this exceptional property offers the perfect balance of peaceful seclusion and convenient access ideal for a weekend getaway, full-time residence, or homesteading dream. This charming 3-bedroom home features expansive wrap-around decks, Imagine morning coffee overlooking the water and evenings watching wildlife from the comfort of your own deck, Included is an additional riverfront lot complete with a private dock and boat slip, giving you direct access to incredible fishing and endless days on the water. With river frontage, you'll enjoy some of the area's best fishing and excellent hunting opportunities, including abundant deer population, The land itself is truly unbelievable. Nestled in the rich, fertile Mississippi River bottom soil, this property produces extraordinary gardens year after year. Already established are tame blackberries, asparagus beds, mature pecan trees and a variety of other thriving plantings. Whether you're dreaming of gardening, hobby farming, or full homesteading, the soil quality here is second to none you truly have to see the produce to believe it. Properties like this offering river access additional buildable lot, established perennial plantings, prime hunting, exceptional fishing, and close proximity to town rarely come available at such an attractive price. If you've been searching for a getaway property on the river with unmatched natural beauty and productivity, this is your chance.



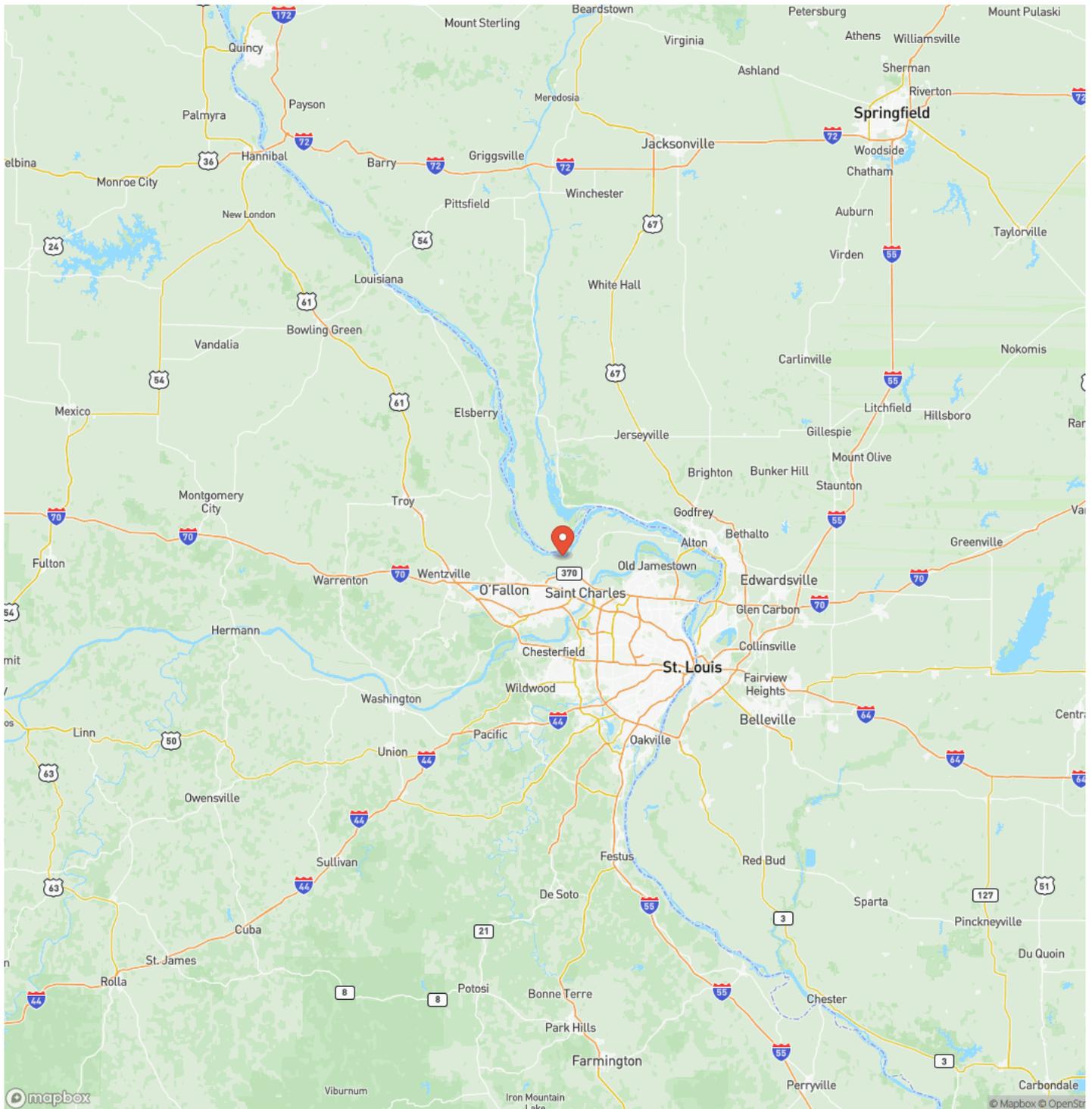
Mississippi River Retreat
Saint Charles, MO / St. Charles County



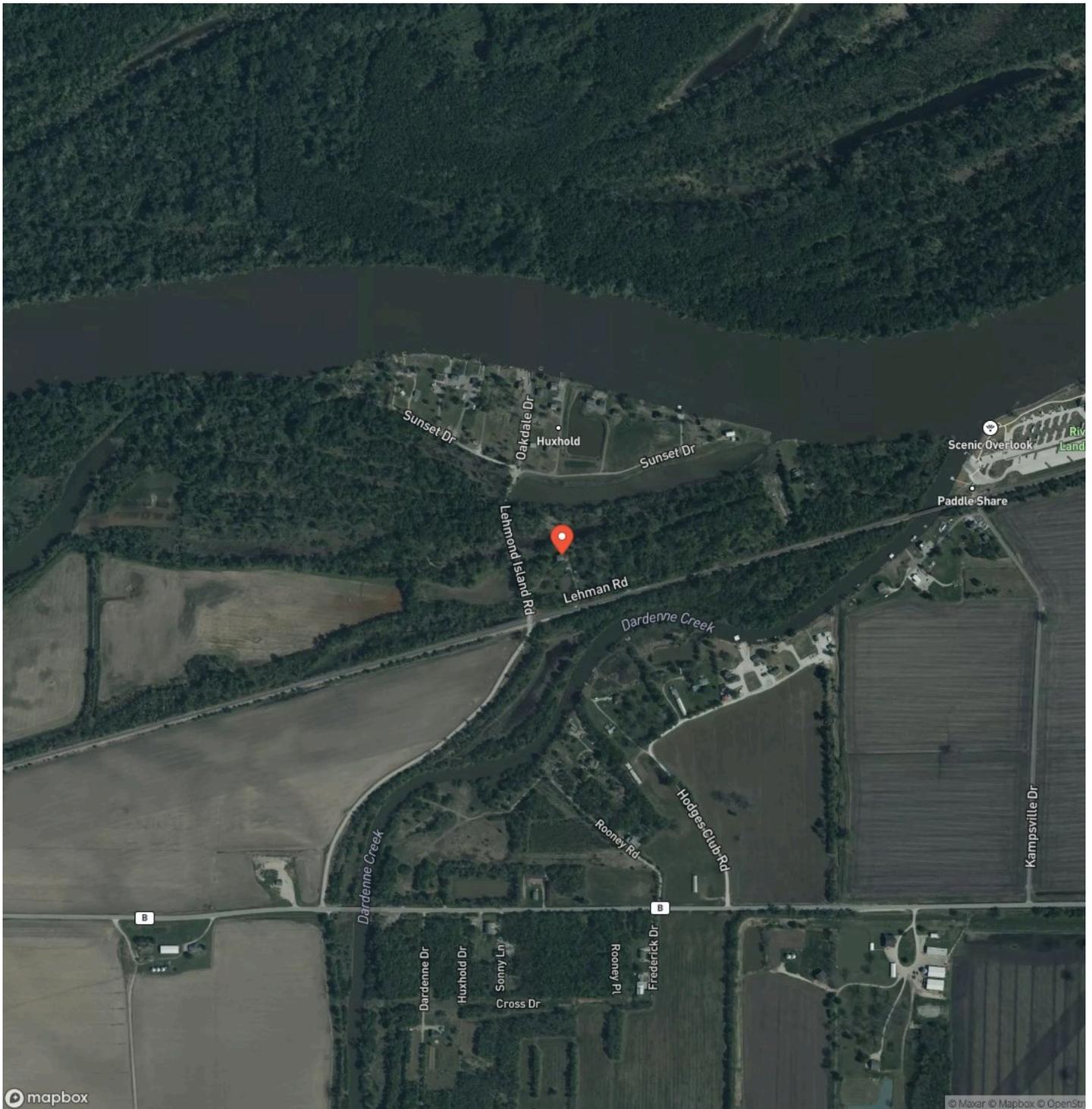
Locator Map



Locator Map



Satellite Map



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
<https://livingthedreamland.com/>

