

Jefferson Co., MO 10.68 +/- Acres
815 Sanctuary Farms Ridge Road
Festus, MO 63028

\$175,000
10.68± Acres
Jefferson County



**Jefferson Co., MO 10.68 +/- Acres
Festus, MO / Jefferson County**

SUMMARY

Address

815 Sanctuary Farms Ridge Road Lot 3

City, State Zip

Festus, MO 63028

County

Jefferson County

Type

Undeveloped Land, Lot

Latitude / Longitude

38.187164 / -90.49093

Acreage

10.68

Price

\$175,000

Property Website

<https://rootedrea.com/property/jefferson-co-mo-10-68-acres/jefferson/missouri/96492/>



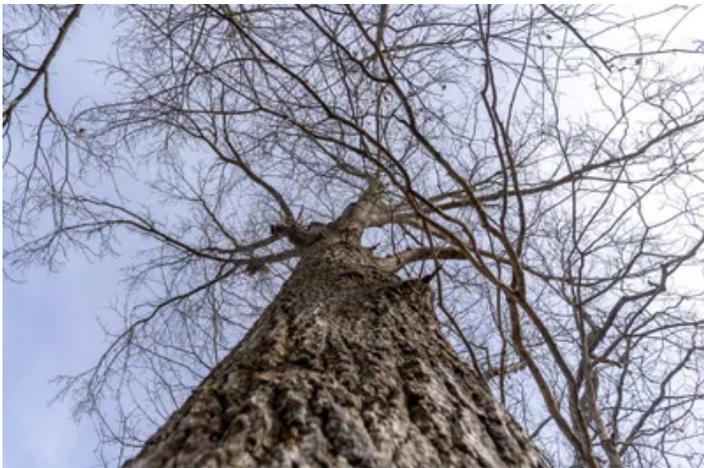
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Festus, MO / Jefferson County**

PROPERTY DESCRIPTION

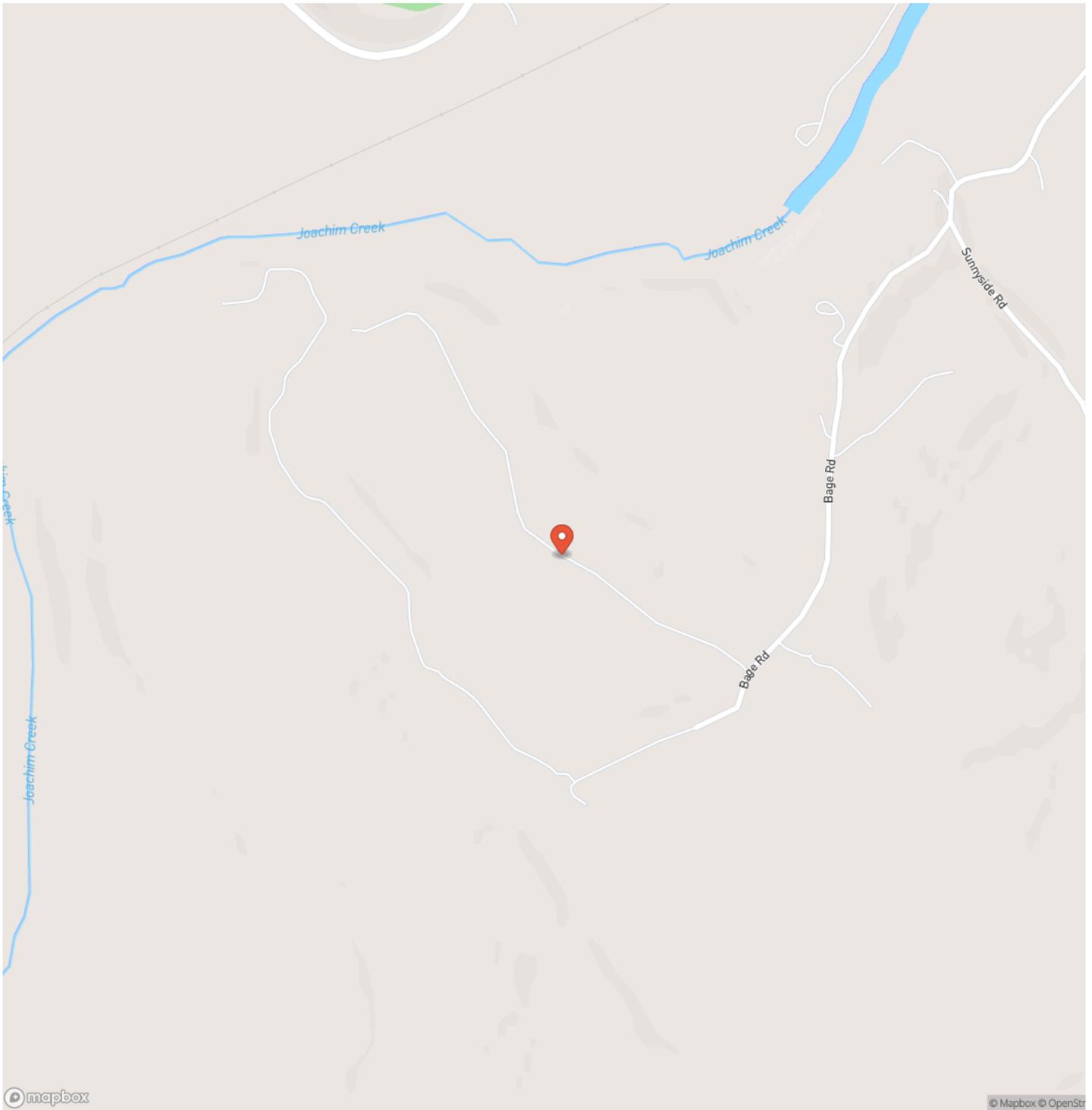
Call Adam Mikesch for more information @ [\(314\) 541-0389](tel:3145410389).

Tucked away at the end of a quiet dead-end road, this beautiful 10+/- acre residential lot offers the perfect blend of privacy, natural beauty, and build-ready potential in the highly sought-after Festus School District. The property is predominantly wooded, providing a peaceful, secluded setting with mature trees and abundant wildlife, while a level field clearing creates an ideal primary building site with beautiful views of the surrounding landscape. Electric is conveniently available along the road frontage, making future development easier and more cost-effective. As you explore the property, you'll find a wet-weather creek winding through the center with rock outcroppings bordering it throughout. Whether you envision a custom home tucked into the trees or a long-term investment this land offers the flexibility to bring your vision to life. The dead-end location ensures minimal traffic and maximum tranquility, while the elevated views provide stunning scenery in every season. Enjoy the feeling of being far from it all, yet still within a reasonable drive to town amenities, schools, and major routes. For buyers seeking additional space, the adjacent 10.02+/- acre lot (lot 2) is also available for purchase, offering a rare opportunity to expand your footprint, create a family compound, or secure additional privacy. Properties with this combination of location, views, utilities, and natural features are increasingly hard to find. Don't miss the chance to own a special piece of land where your dream home can truly take shape.

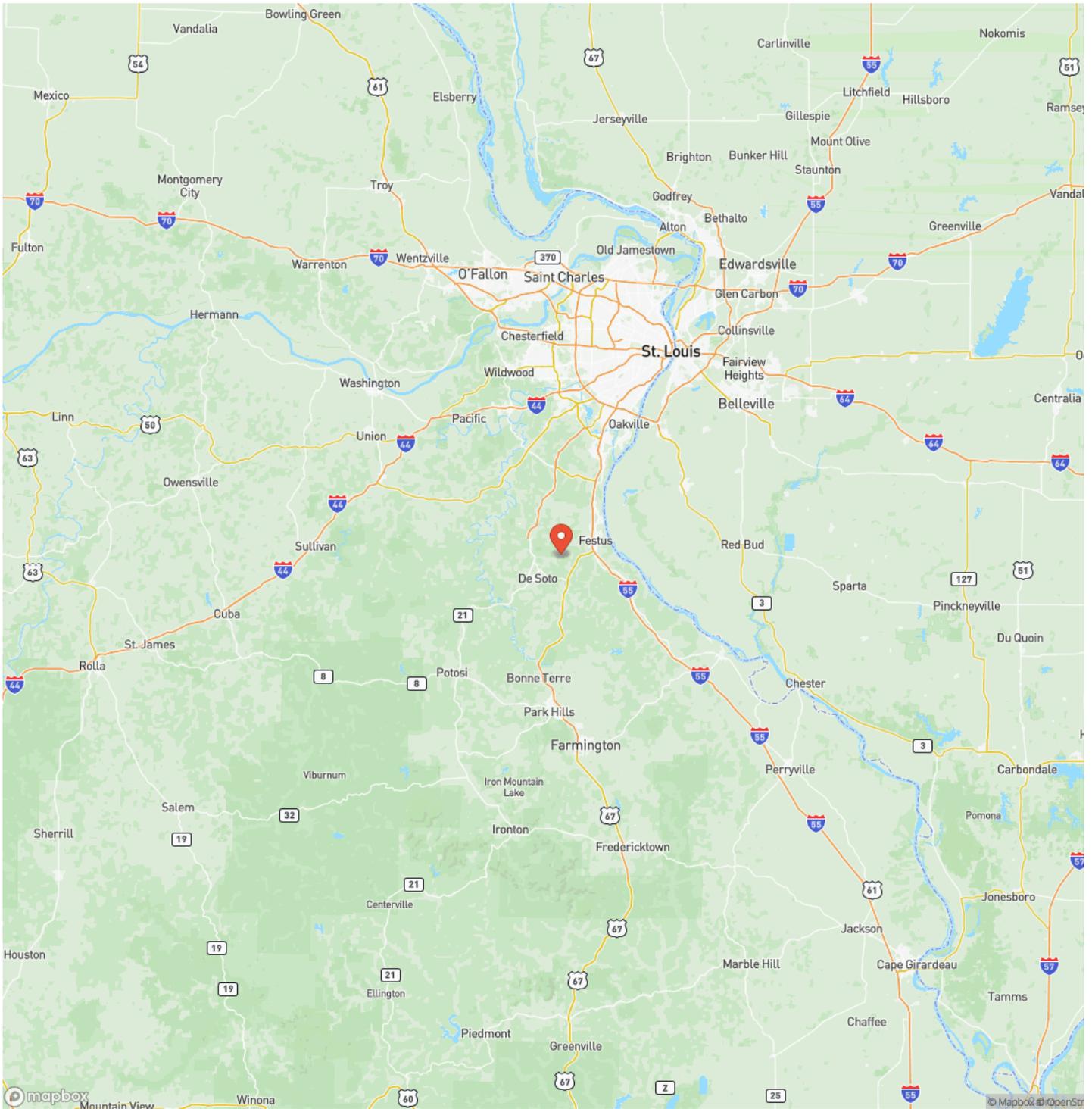
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.

Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
<https://rootedrea.com/>
