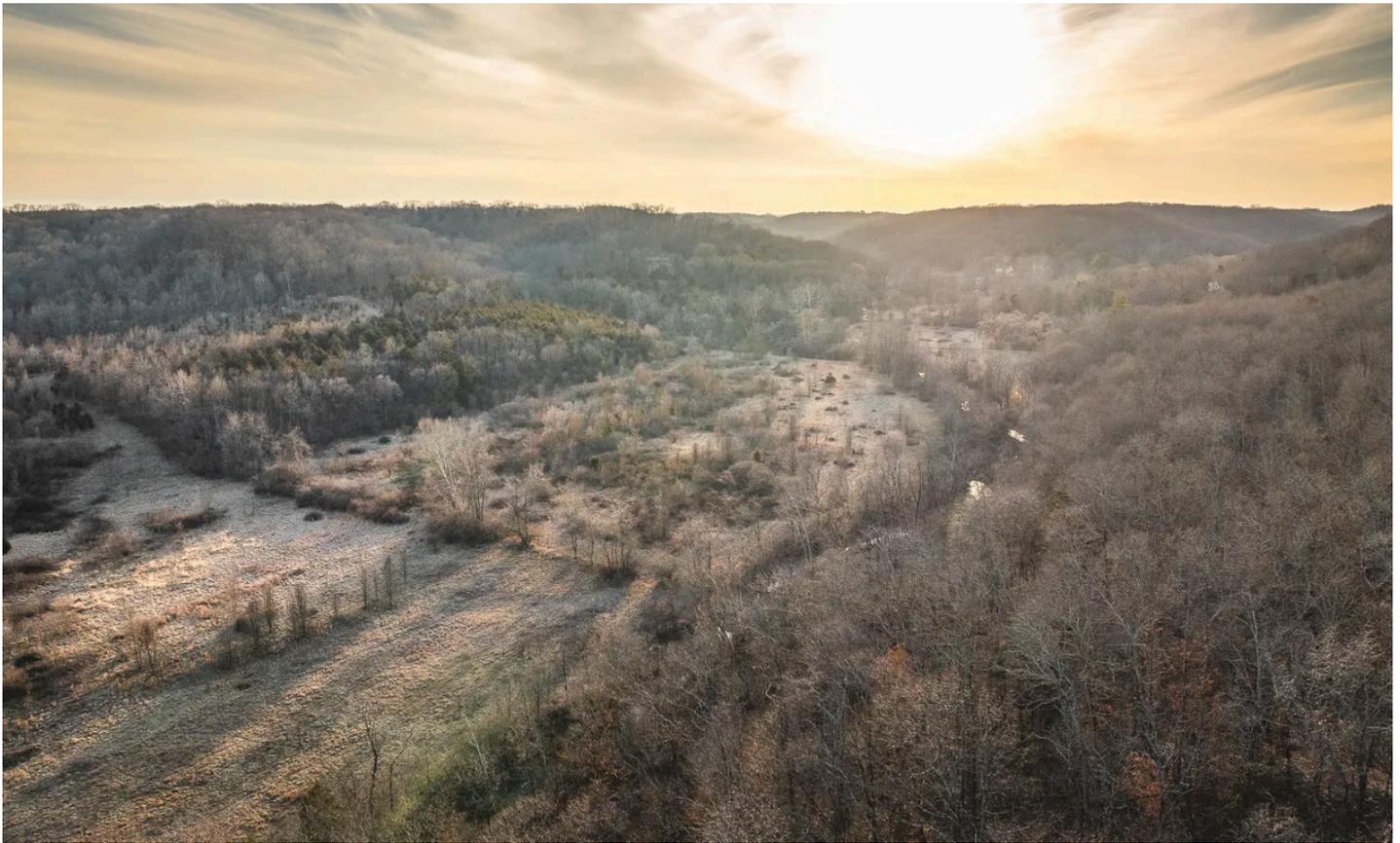


Rock Creek 90
3351 John Swaller Rd.
High Ridge, MO 63049

\$1,170,000
90± Acres
Jefferson County



Rock Creek 90
High Ridge, MO / Jefferson County

SUMMARY

Address

3351 John Swaller Rd.

City, State Zip

High Ridge, MO 63049

County

Jefferson County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.424485 / -90.491561

Taxes (Annually)

2913

Dwelling Square Feet

0

Acreage

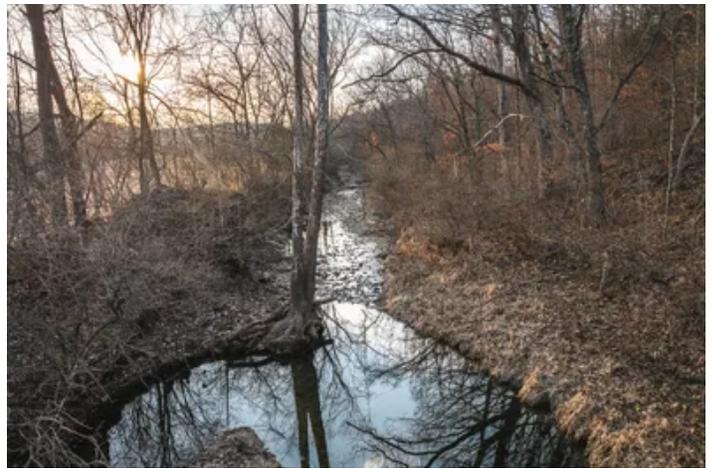
90

Price

\$1,170,000

Property Website

<https://livingthedreamland.com/property/rock-creek-90-jefferson-missouri/52513/>

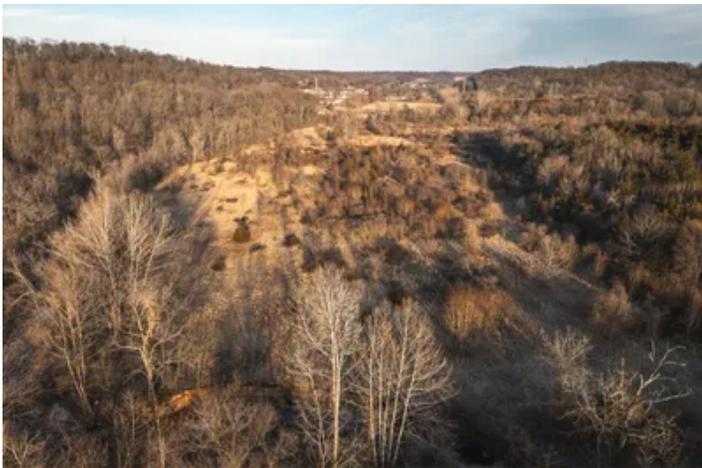


PROPERTY DESCRIPTION

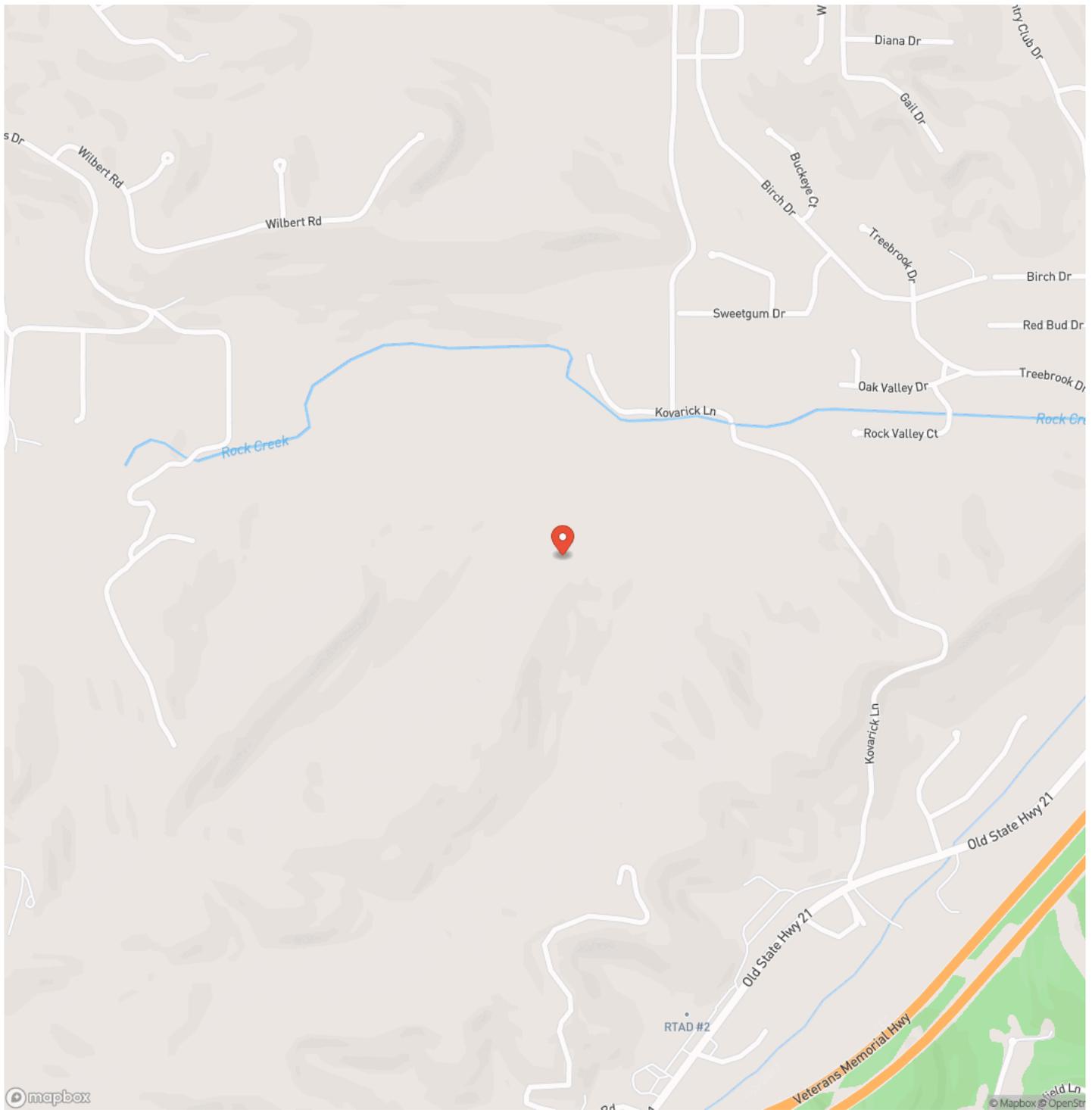
Welcome to 90 acres of pristine opportunity, poised for development and nestled in a flourishing locale. This expansive plot, offers a harmonious blend of verdant woods and sprawling pasturelands, promising a picturesque canvas for your vision. Strategically situated in a rapidly growing area, this parcel presents an excellent investment prospect. With the groundwork already laid, including water and sewer infrastructure in place for developmental purposes, the path to realizing your project's potential is streamlined and efficient. Nature enthusiasts will delight in the abundance of wildlife, with deer & turkey roaming freely throughout the landscape. Embrace the opportunity to shape the future of this idyllic setting, where the promise of growth and prosperity awaits. Seize the chance to transform this blank canvas into a thriving residential haven, where families can build their dreams amidst the beauty of the natural world.



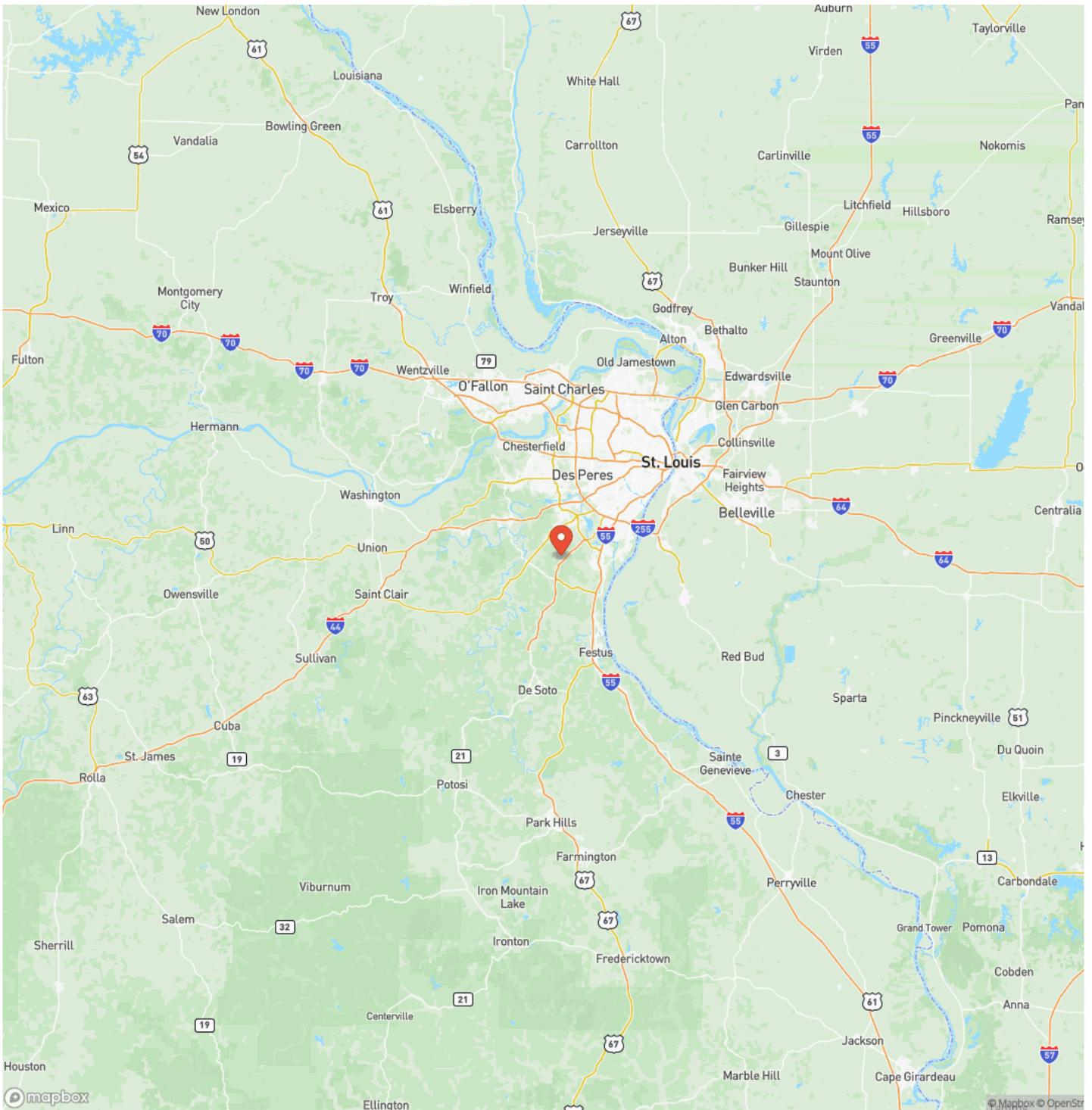
Rock Creek 90
High Ridge, MO / Jefferson County



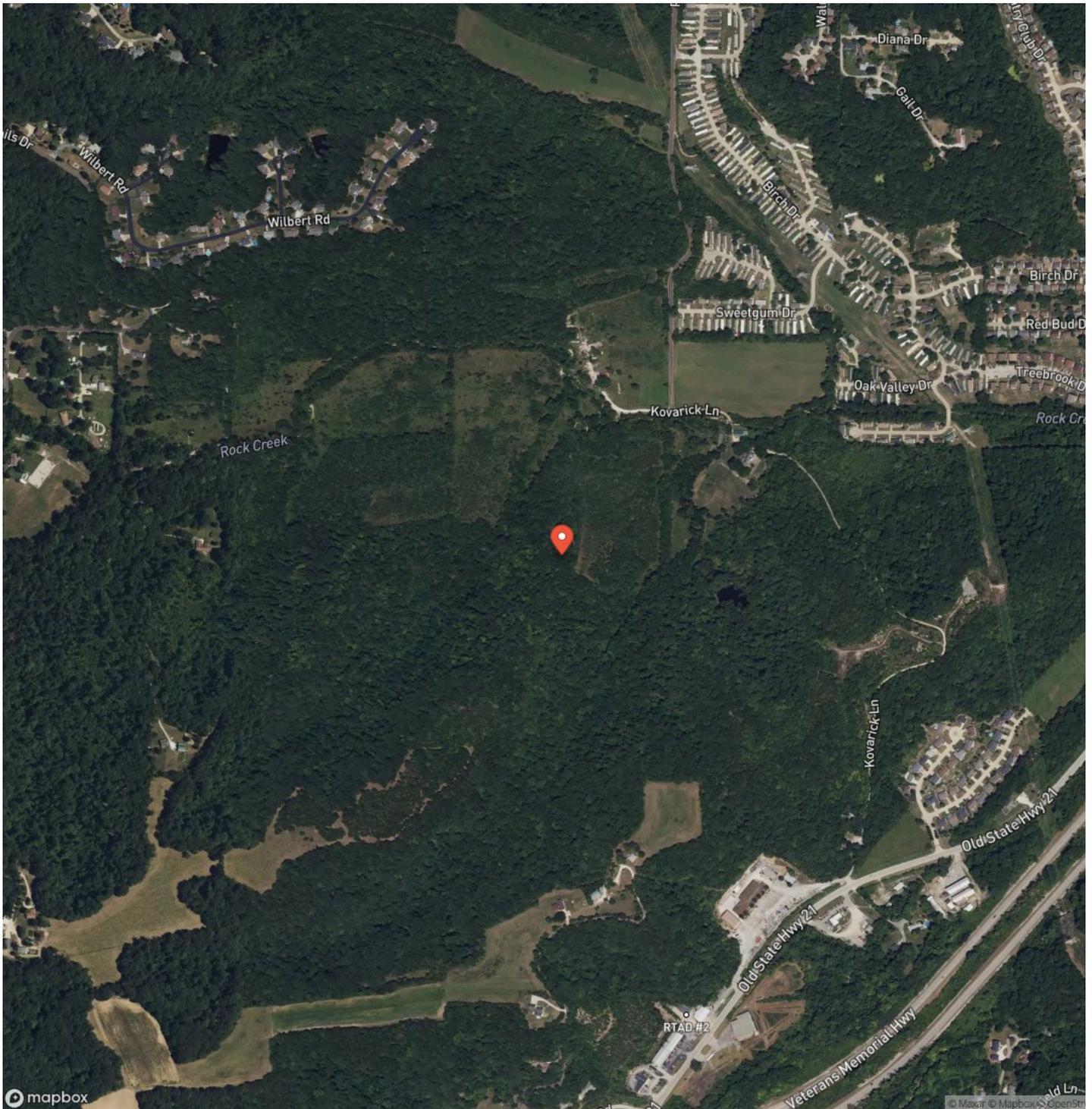
Locator Map



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/>

