

Branch Lane 9  
2463 Branch Lane  
Wentzville, MO 63385

**\$724,900**  
9± Acres  
St. Charles County



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**





**Branch Lane 9**  
**Wentzville, MO / St. Charles County**

---

**SUMMARY**

**Address**

2463 Branch Lane

**City, State Zip**

Wentzville, MO 63385

**County**

St. Charles County

**Type**

Single Family

**Latitude / Longitude**

38.776555 / -90.913225

**Taxes (Annually)**

5627

**Dwelling Square Feet**

2563

**Bedrooms / Bathrooms**

5 / 4

**Acreage**

9

**Price**

\$724,900

**Property Website**

<https://livingthedreamland.com/property/branch-lane-9-st-charles-missouri/53285/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

A real hidden gem in Unincorporated St Charles County, Missouri. 5bed 3bath home with the room for a growing family in the Wentzville school district. Has a partially finished walkout basement. Main floor laundry oversized garage, a large kitchen family room area for those gatherings with friends and family. Property has a chicken coop, two metal buildings one with a big shop area, possible living areas in both plus two ponds to enjoy on 9 acres with some woods to explore. Come take a look today.

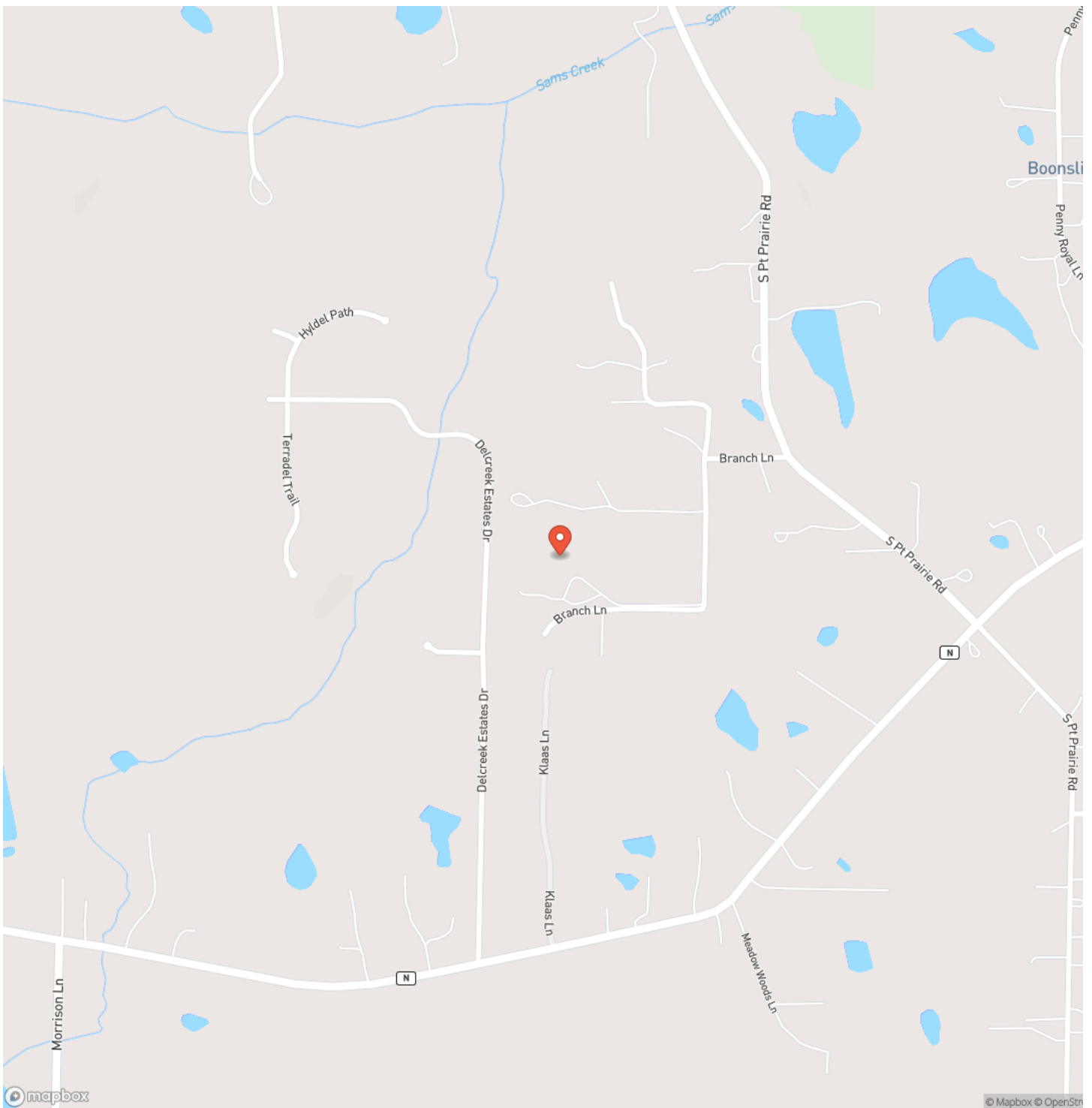




**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

## Locator Map



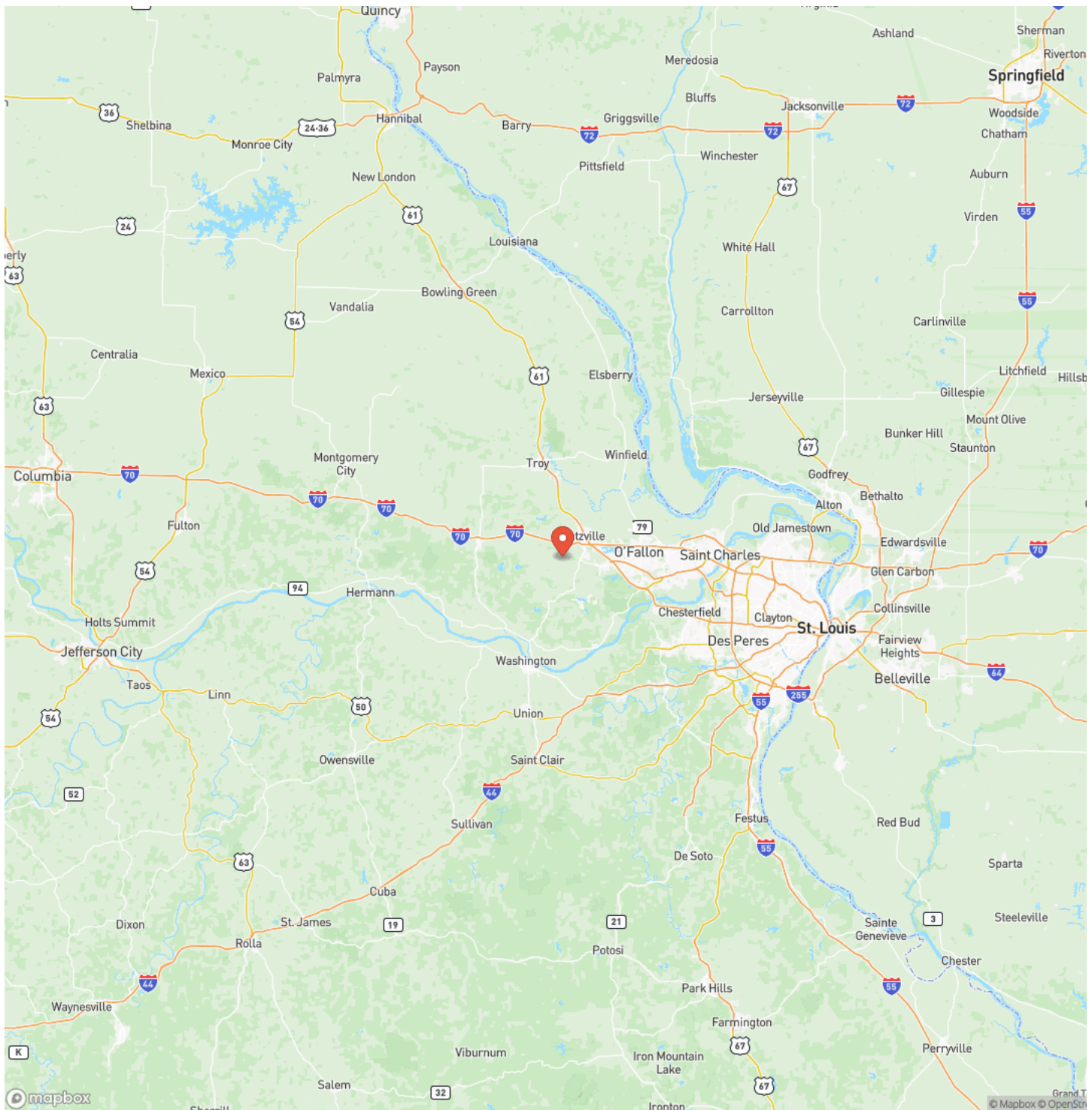
**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**





## Locator Map



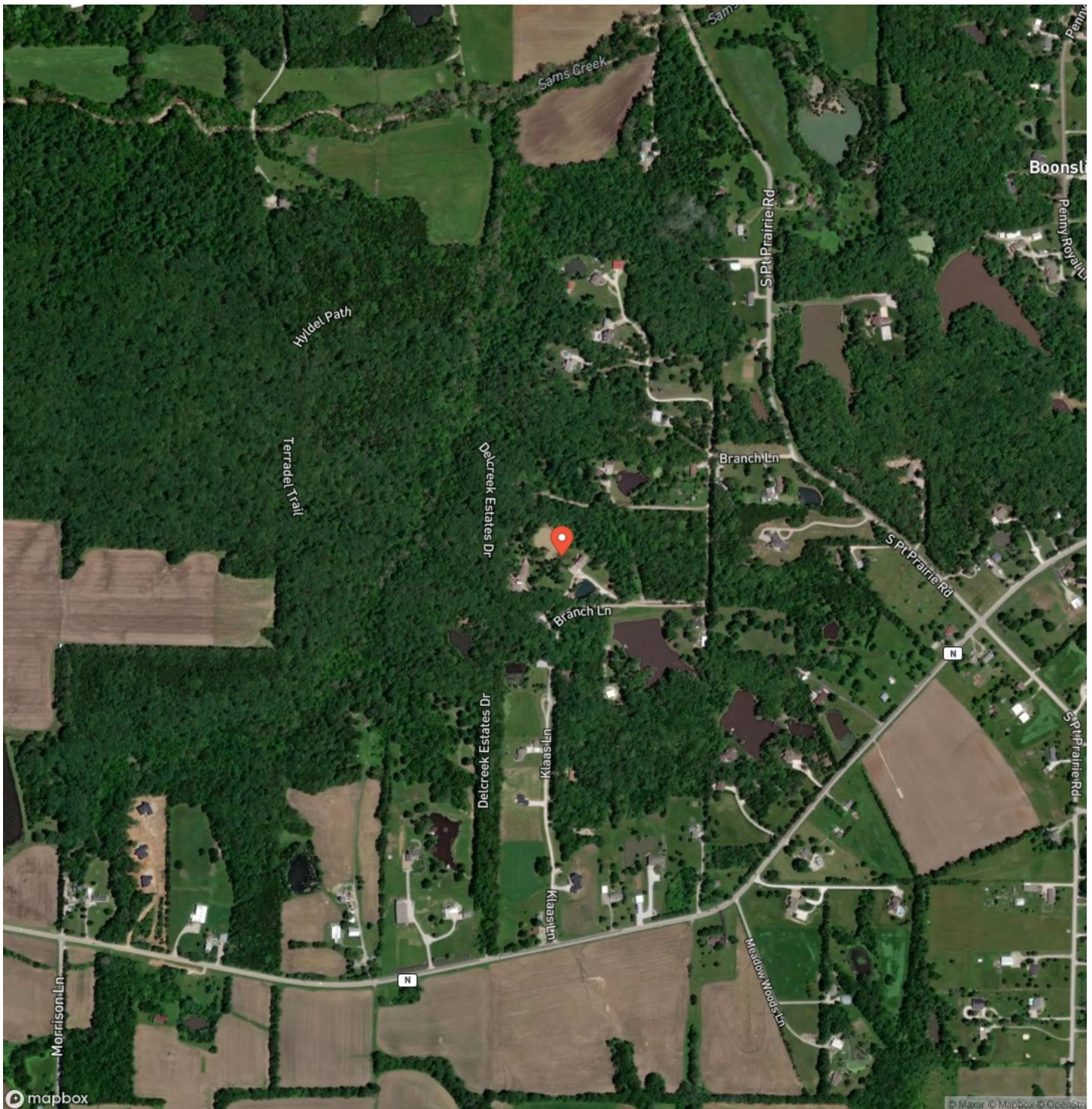
**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



**Branch Lane 9**  
**Wentzville, MO / St. Charles County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Murphy

## Mobile

(636) 887-5455

## Email

landdealermurphy@gmail.com

**Address**

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

[illegible]

**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## This image shows a single sheet of white paper with horizontal blue 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.



## **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/>

---

