

# **44+/-ACRES IN SOUTHERN LINCOLN COUNTY GREAT INVESTMENT OR DEVELOPMENT OPPORTUNITY**



## **HAMPEL RD., MOSCOW MILLS MO**

**OFFERED  
AT  
\$ 968,000**



### **PROPERTY DETAILS**

44+/- excellent, hard to find acreage perfect for residential development, investment opportunities or 1031 buyers. This beautiful, gently rolling cropland and pasture has scattered tree lines and is easily accessible with blacktop country road frontage on two sides just 2 miles off Hwy 61 and 10 minutes from Wentzville. City of Moscow Mills public water and sewer located 1/2 mile from the property and a gas pipeline crosses through it. Take a closer look at this remarkable piece of land and discover your next investment or development opportunity!

**FOR MORE INFORMATION CONTACT:**



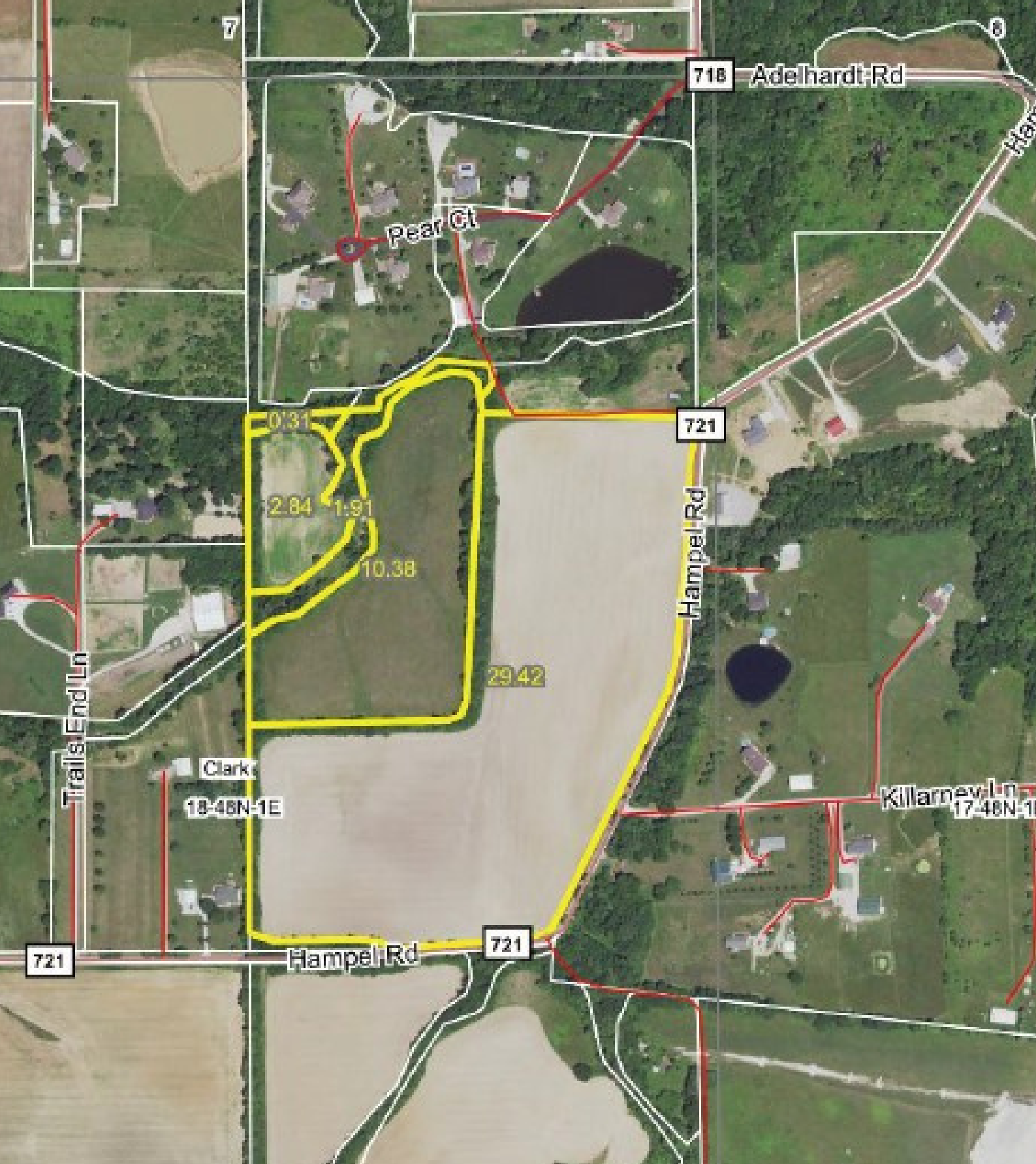
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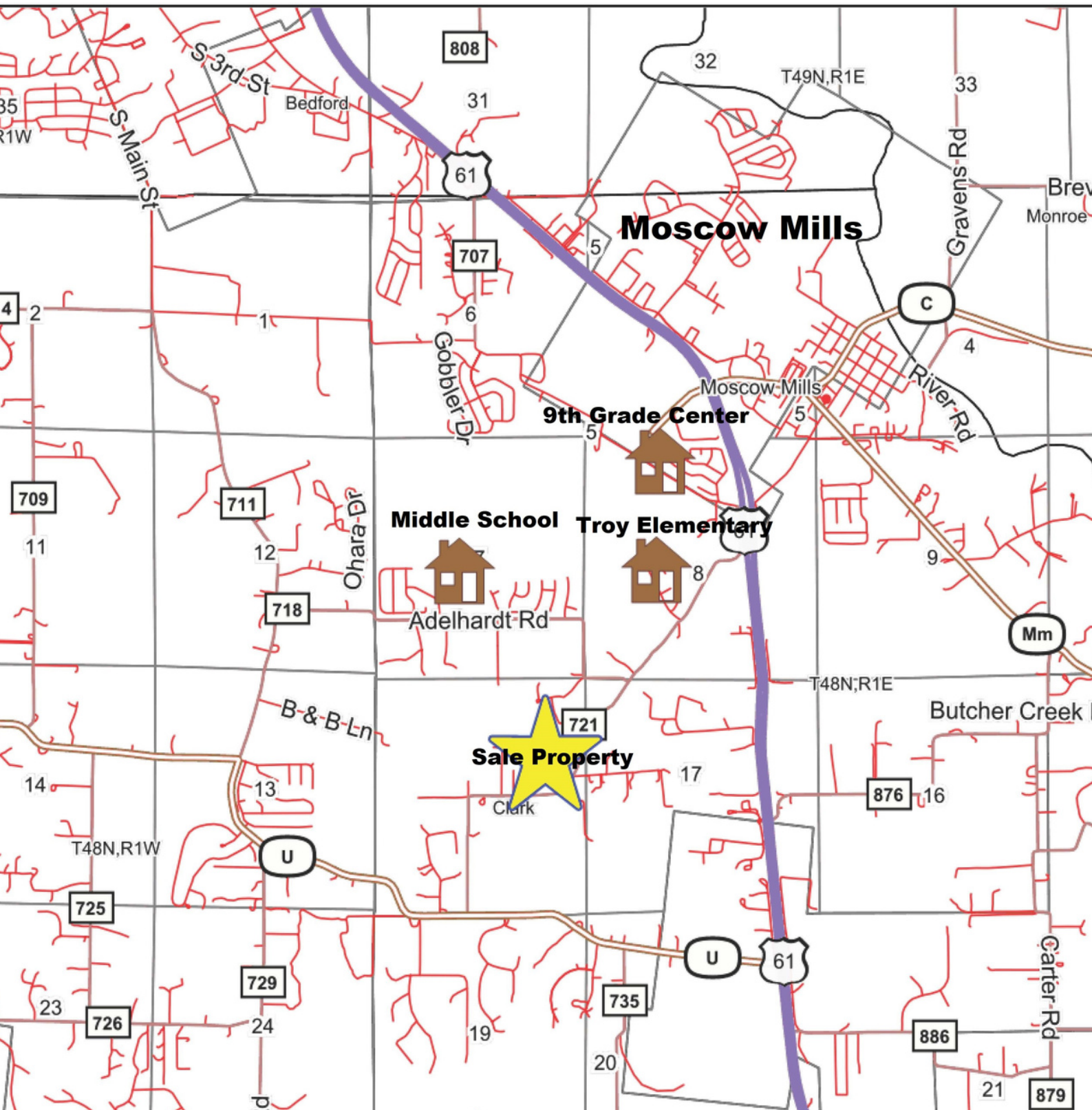
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# Overview Map Of Hampel Rd. with Troy Schools



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