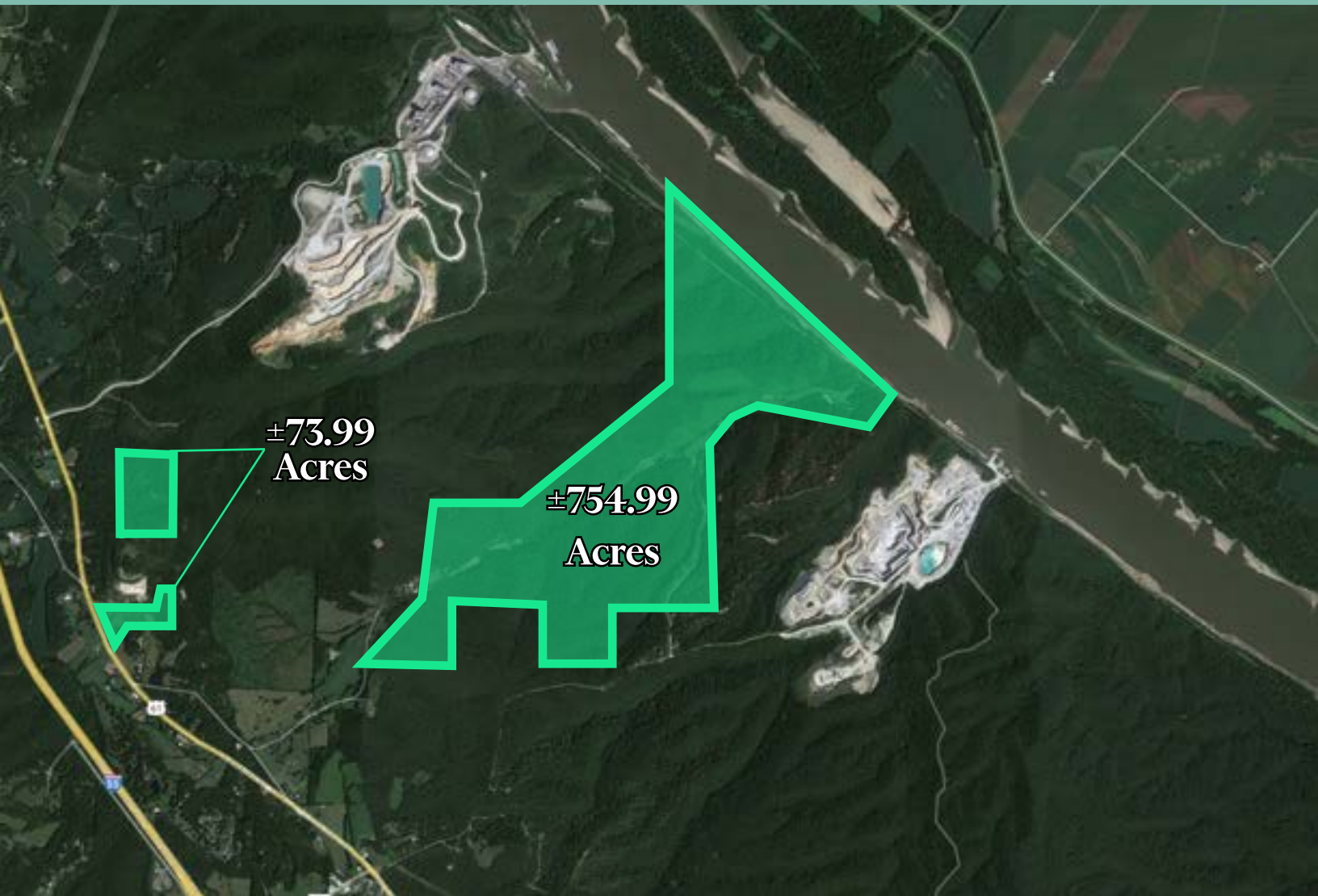
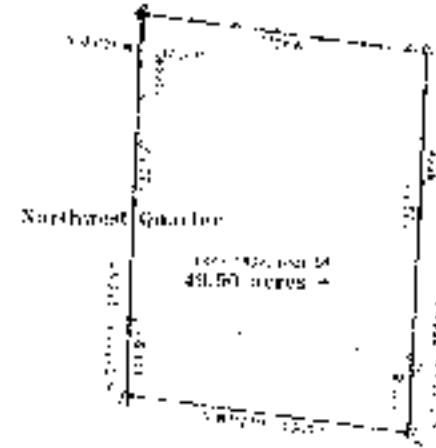
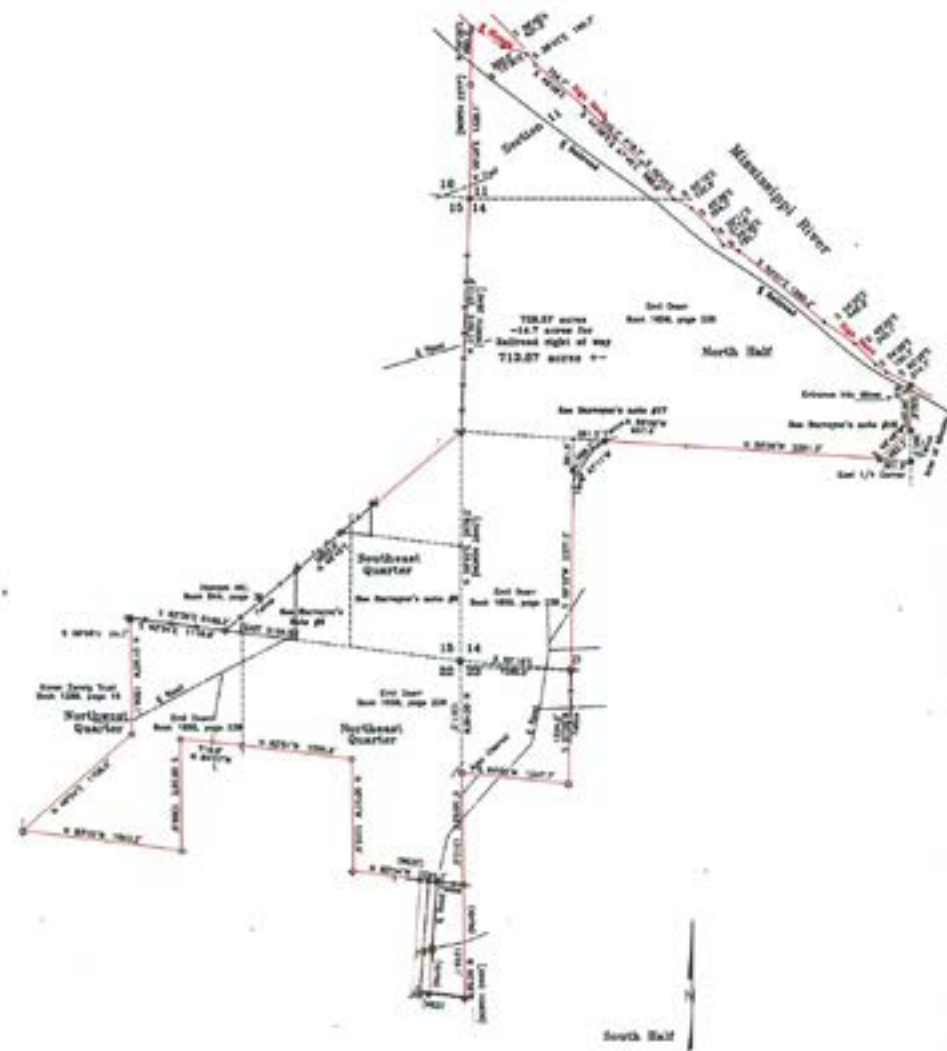


Ste. Genevieve Riverfront Land Site

Morrison Hollow
Ste. Genevieve, MO
www.cbre.com/stlouis

±828.99 Acres





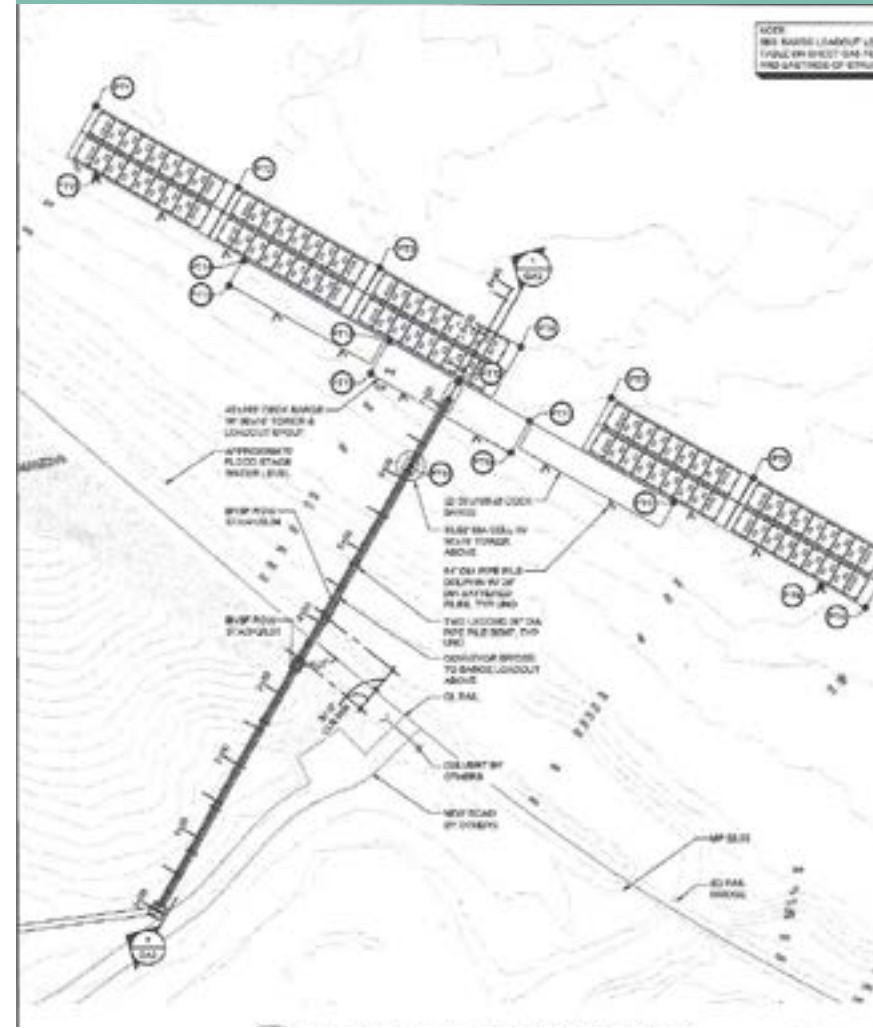
Site Details

- + North Ste. Genevieve County off I-55
- + ±828.99 Acres - Vacant Land
- + Parcel Group #1 - 754.99 acres that includes 1 mile of linear waterfront land
- + Parcel Group #2 - 73.99± located adjacent to MO HWY-61 between Old Tt and Holst Roads
- + BNSF Main Served
- + Approved for barge port and rail spur
- + **Inquire with broker on pricing**

Soil Details

- + Land is rich with high quality sand
 - 35 million tons of Northern White reserves
 - Measured on 250 of 325 total resource acres
 - Approximately 20% 30/50, 50% API-spec 40/70 and 30% 100-mesh
- + Sphericity / roundness / acid solubility percent/crush strength:
 - 30/50: 0.8 / 0.7 / 0.5-0.7% / 7k psi
 - 40/70: 0.7 / 0.6-0.7 / 0.6-0.8% / 9-10k psi
 - 100-mesh: 0.7 / 0.6-0.7 / 0.8-0.9% / 11-12k psi

Port Design

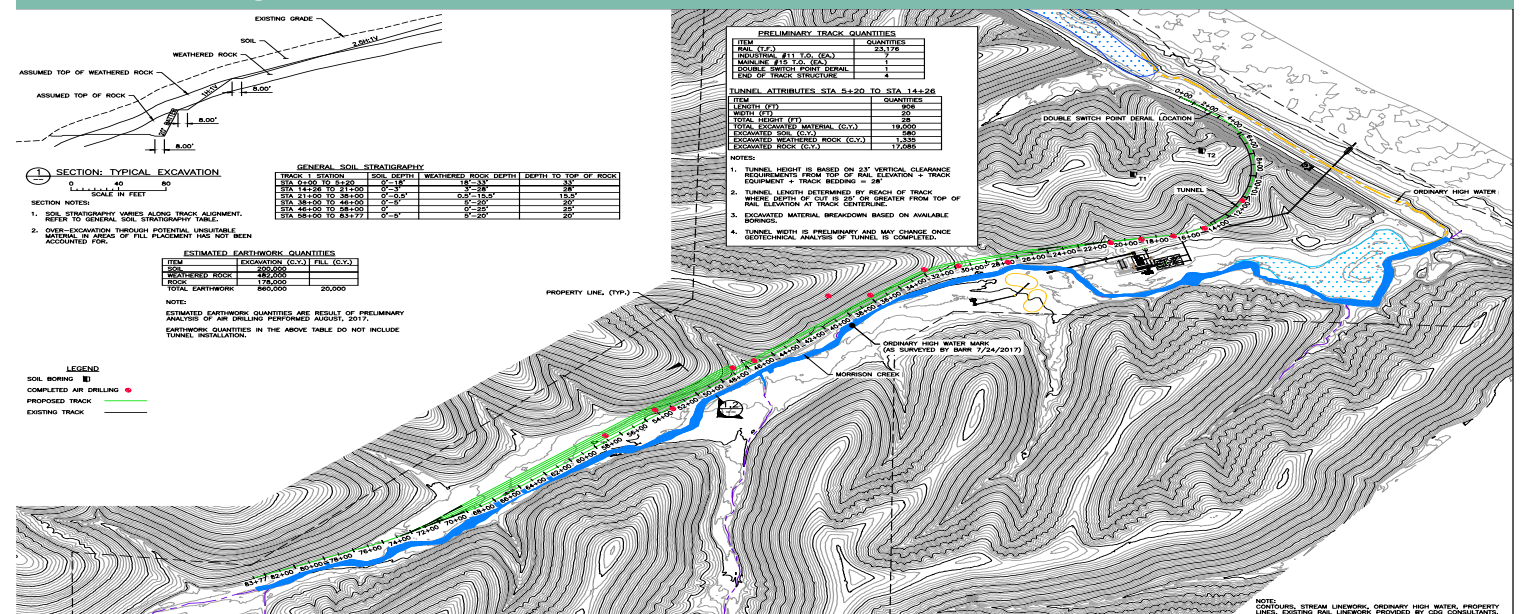


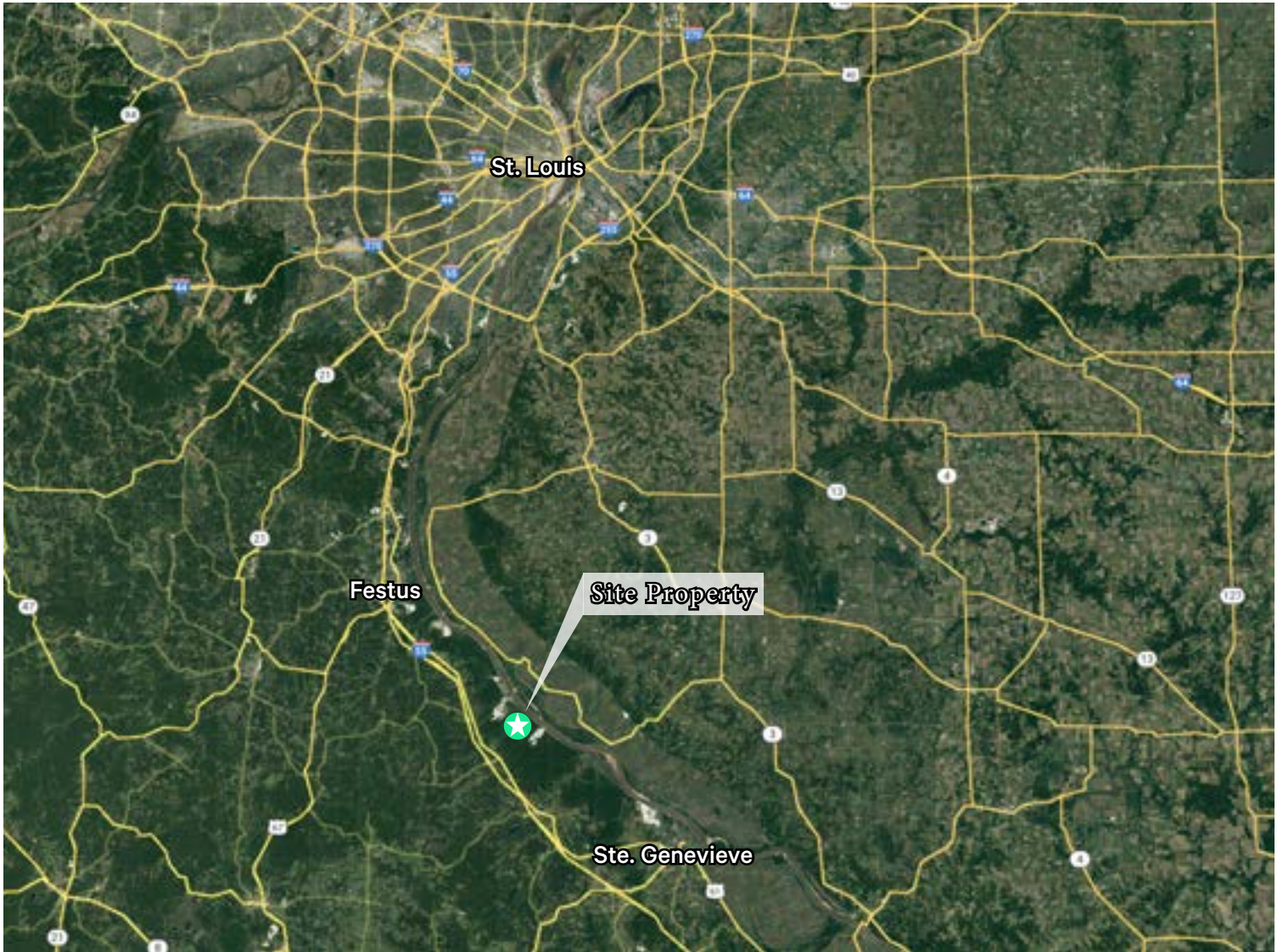
Barge Port and Rail Spur Detail

A property owner controlled and owned barge port and rail spur has been designed and approved by the Army Corps of Engineers and BNSF railroad. Located on the Mississippi riverfront, the property boasts a mile of waterfront land. The BNSF main line services from Houston to Chicago with connections to New Orleans, Memphis, & Birmingham.

The designed barge port could actively load 10 barges with fleeting for additional 30 barges. The 16,800-linear foot main spur with an additional 7,000-linear feet of yard track would handle full unit trains without disruption to the BNSF mainline. The combined improvements would provide the owner with the ability to transload across all three types of bulk transportation at the lowest cost.

Rail Design





Contact Info

Will Mura

Senior Vice President

+1 314 655 5826

will.mura@cbre.com

CBRE, Inc.

190 Carondelet Plaza

Suite 1400

St. Louis, MO 63105

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