

***11 Church Road,
Augusta, MO. 63332
50+/- acres***

SALE PRICE: \$1,272,000



Contact:

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50+/- acers that would be great a family compound. Located in the heart of Augusta. Property features pasture, woods, lake site much more. Owner will divide 24 +/-ac, as per attached plat. Please see MLS #17080763 for that listing.

All subdividing is subject to St. Charles County and all governing authorities.

DIRECTIONS: *Hwy 94 to Augusta church street see sign.*



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Area Information / Property Description	
County	St. Charles
Subdivision	None
School District	Washington (St. Charles)
High School	Washington High
Middle School	Washington Middle
Elementary School	Augusta Elementary
Lot Size	50 +/- ac
Lot Description/ Topography	Gently Rolling, Meadow, Pasture, Scattered Timber, Wooded
Street Access	City Street
Buildings	None
Taxes	\$193 / 2016
Associations Fees & Restrictions	None
Utilities	Water: Not Connected Electric: None Phone: Yes Sewer: None

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

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