

*11 Cotton Lane,
Foristell, MO 63348
17.960 +/- acres*

PRICE: \$170,620



Contact:

Tom Shaw Jr.
(314) 283-5064
TomShawJr55@gmail.com

Heavily wooded, small lake site. Great for small contractor.

DIRECTIONS:

***WEST ON NORTH SERVICES RD HWY 70 FORISTEL EX TO
COTTON RD 2MI SEE SIGN***



17813 Edison Ave ◊ Suite 200 ◊ Chesterfield, Missouri 63005

Office: (636) 532-1922 ◊ Fax: (636) 532-0222 ◊ info@shawrealtors.com ◊ www.shawrealtors.com



Area Information / Property Description	
County	Warren
Subdivision	None
School District	Wright City R-II
High School	Wright City High
Middle School	Wright City Middle
Elementary School	Wright City East/West Elementary
Lot Size	17.960 +/- acres
Lot Description	Wooded
Street Access	County Road
Taxes	2016 / \$149
Associations Fees & Restrictions	None
Utilities	Water: None Electric: Yes 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.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

Cross Property Agent Only Format

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Listing Office MUI is 2319 LO Main
Office Number is 884601135

ML#:18003558 AD: 11 COTTON 17ac #17AC, Foristell 63348 Area: Wright City R-2 Stat: Active



Agent ID: SJSJAW1	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Warren	TI#: 04-12.0-0-00-004.000.000		Dual: N Tran: Sale
Muni/Twp: Foristell	Subdiv: NONE		Taxes/Yr: \$0/16
Schl Dist: Wright City R-II			Agmt Type: XR/NOTA
EL: Wright City East/West	JR: Wright City Middle	SR: Wright City High	Pr/Sqft:
SA: 2.47	BA: 2.47	TA: 2.47	AF\$: /
Style:			

Prop Type: Acreage & Farms		Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	Age:	#Carprt:	Upp Bd:	Up Bth: /
Lot Dim:	Acres: 17.960 ac	Appr SqFt:	Mn Bd:	Mn Bth: /
			Low Bd:	Lw Bth: /
			# Rms: 0	Ttl Bth: 0.0
		SqFt Src:	Ttl Liv Ar:	

Lot Desc: Wooded

Arch:	Basement: None
Construction:	Condition: Ownership: Private

Directions: WEST ON NORTH SERVICES RD HWY 70 FORISTEL EX TO COTTON RD 2MI SEE SIGN

Remarks: HEAVILY WOODED SMALL LAKE SITE GREAT FOR SMALL CONTRACTOR

Ag Remarks: CALL TOM SHAW JR MORE INFO 314 283 5064

Room Dimensions & Additional Information

Disc: Unincorporated

Cool:		Utilities		Sewer: Other/None
Heat:	WtrSoftnr:		Water: None	
Source:	Cable Avl: No		Wtr Heater:	
Utility Avg:				

Financial Information

Orig List Price: \$170,620	Entry Date:	2nd Mortgage:
Poss Buy \$: No	Spec Cond: None	
Selling Terms: Cash, Conventional		

Office Information

Agent Name: Thomas C Shaw Jr (ID: SJSJAW1)	Contact Phone: Additional: 314-283-5064 Office: 636-532-1922
Email Addr: tomshawjr55@gmail.com	636-532-0222
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: Must Call	List Assoc#:
	Ad Code:
	CDOM: