

600 Hoene Ridge Estates Dr. Eureka, MO. 63025

Sale Price: \$55,000

Contact:

Cathy Shaw-Connelly
(636)346-4960
Squawky1@aol.com



Private, wooded 5.01+/- acre lot. Build your dream home with a valley view overlooking the creek. Could have a possible lake/pond site along the creek. AAA rated Rockwood school district in Jefferson County. Check out this great lot today!

DIRECTIONS: *From Eureka, south 2 miles on Hwy 109 to left on Hwy W (2 miles). Right on Winnefred (Hoene Springs). Lot is at the entrance of Hoene Ridge Estates, 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	Jefferson County
Subdivision	Hoene Ridge Estates
School District	Rockwood School District
High School	Eureka High School
Middle School	Rockwood South Middle School
Elementary School	Geggie Elementary
Lot Size	5.01± Acres
Lot Description	Backs to Trees/Woods, Wooded
Street Access	Asphalt
Taxes	\$553 / 2016
Associations Fees & Restrictions	
Utilities	Water: None Electric: Yes Telephone: 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

Listing Number is 17043416

ML#:17043416 AD: 600 Hoene Ridge Estates Dr, Eureka 63025-3157 Area: Eureka Stat: Active



Agent ID: scshaw	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Jefferson	Ti#: 04-7.0-25.0-0-000-005		Dual: Y Tran: Sale
Muni/Twp: Unincorporated	Subdiv: Hoene Ridge Estates		Taxes/Yr: \$553/2016
Schl Dist: Rockwood R-VI	JR: Rockwood South Mi	SR: Eureka Sr. High	Agmt Type: XR/NOTA
EL: Geggie Elem.	BA: 2.7	TA: 2.7	Pr/Sqft:
SA: 2.7			AF\$: /
Style:			

Description

Prop Type: Residential Lots	Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	#Carprt:	Upp Bd:	Up Bth: /
Lot Dim: 600 x 700	Acres: 5.010 ac	Mn Bd:	Mn Bth: /
	Appr SqFt:	Low Bd:	Lw Bth: /
		# Rms:	Ttl Bth: 0.0

Construction: Condition: Unknown Ownership: Private

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Remarks: Private, wooded 5.01+/- acre lot. Build your dream home with a valley view overlooking the creek. Could have a possible lake/pond site along the creek. AAA rated Rockwood school district in Jefferson County. Check out this great lot today!

Ag Remarks: Please register showings through MLS.

Room Dimensions & Additional Information

Disc: Vacant Land

Utilities

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

Financial Information

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

Office Information

Agent Name: Catherine N Shaw-Connelly (ID: scshaw)	Contact Phone: Additional: 636-346-4960 Office: 636-532-1922	
Email Addr: Squawky1@aol.com	Fax: 636-532-0222	
Owner Name:	Owner Phone:	LD: 05/17/2017
Occup Name:	Phone to Show:	List Assoc#: XD: 11/17/2017
Possession: At Closing	Licensee Assist'g Seller: Designated Agent	Ad Code:
Show: Appt. through MLS, Sign		CDOM:

Presented By: Catherine Shaw-Connelly Phone: 636-346-4960

All information herein has not been verified and is not guaranteed.

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