

# Equestrian Estate, 325 Highway DD Defiance, MO. 63341

**Price: \$874,900**



## Contact

**Cathy Shaw-Connelly**  
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Squawky1@aol.com

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



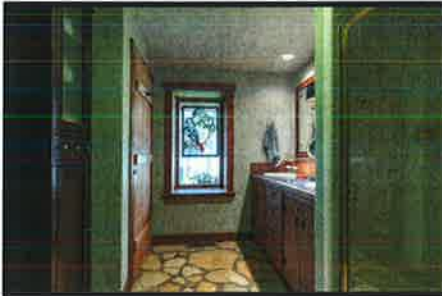
Rare opportunity to own a dogtrot log home (popular circa 1850) on 36.23+/- acres of picturesque property. Experience this chance to step back in time with a home that was hand hewn and hand built on site with period hardware, yet all the modern conveniences! Property is ideally designed as a horse or alpaca farm, but would also make a charming B&B and includes 2 barns and a two story office with full bath. The 2 barns are 36x48 (with 12x12 creep feed, 12x12 open stalls divided by gates, tack/feed room, birthing stall with heat light and AC, and 2 automatic waterers) and 36x24 with a 12 foot covered overhang and automatic waterer. The dogtrot log home is a unique 3 bedroom, 2.5 bath that is lap sided on 3 sides with a stone foundation. Flagstone floors throughout the lower level and wood floors throughout the rest of the home. Kitchen/hearth room has a large fireplace, updated stainless appliances, custom cherry and barn wood cabinets and granite counter tops. Master bedroom suite boasts wood floors with stairs leading to the master bath featuring a whirlpool tub looking out on the woods, pastures and creek, custom closets, tanning booth and sitting room. Now it's time to sit back, relax and admire your gorgeous property from the large covered porch off the back of the house overlooking the pastures and winding creek.

**DIRECTIONS:** Hwy 40 W to Hwy 94, go right. Right on Hwy DD, home on left. Caretakers house from main house— Right on Hwy DD, right on Hwy 94, right on Hwy F (1st street on right), right on Old Colony (1st street on right) property on right w/ barn & house, mailbox says 320, see sign.

**TOM SHAW**  
REALTORS

17813 Edison Ave ◊ Suite 200 ◊ Chesterfield, Missouri 63005

Office: (636) 532-1922 ◊ Fax: (636) 532-0222 ◊ [info@shawrealtors.com](mailto:info@shawrealtors.com) ◊ [www.shawrealtors.com](http://www.shawrealtors.com)



Style	Rooms	Bedrooms	Baths	Garage	Lot Size	School District
2 Story, Dogtrot	10	3	2 Full 1 Half	2	36.23± ACRES	Francis Howell

Kitchen	Hearth	Breakfast Room	Sitting Room	Laundry Room
16 x 8	16 x 13	42 x 8	22 x 8	11 x 6

Master Bedroom	Family Room	Loft	Bedroom	Bedroom	Office (Sep Building)	Den (Sep Building)
23 x 17	23 x 17	15 x 7	23 x 17	23 x 17	11 x 10	15 x 10

Construction	Year Built	Heating	Cooling	Fireplaces	Lot Description	Taxes	Buildings
Log Home, Redwood lap sided 3 sides	1983	Electric— Forced Air, Zoned	Electric— Central, Zoned	3 Wood- burning, Gas	Fencing, Level Lot, Suitable for Horses, Wooded	TBD  2016	2 Barns, 2 Story Office

County	Utilities	Schools
St. Charles	Electric, phone, public water, Well, Septic, Propane Gas	High School: Francis Howell High Middle School: Francis Howell Middle Elementary School: Daniel Boone Elementary

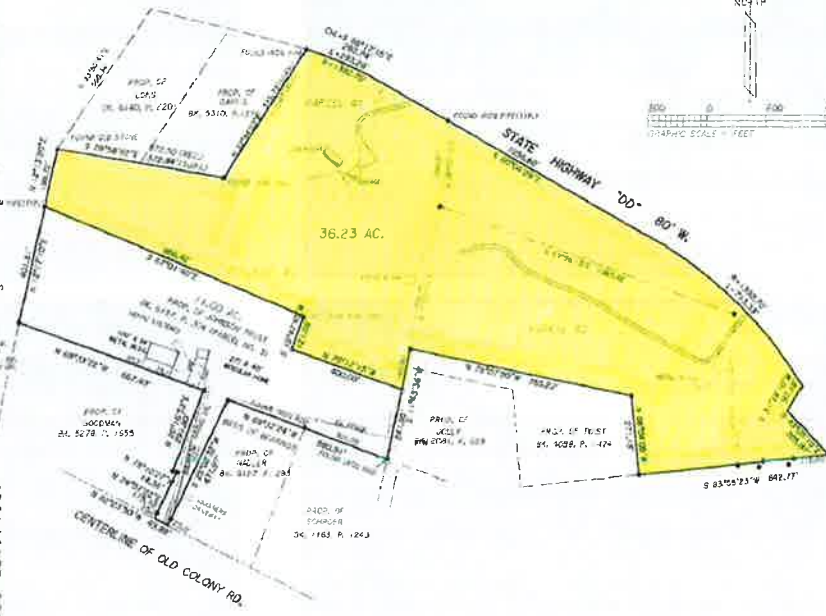






PART OF U.S. SURVEY 937, T. 45 N., R. 2. E.  
ST. CHARLES COUNTY, MO.

A TRACT OF LAND IN U.S. SURVEY 937, TOWNSHIP 45 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO WILLIAM J. BUJAN AND YVES AS RECORDED IN BOOK 490, PAGE 654 OF THE ST. CHARLES COUNTY RECORDS OF DEEDS (FROM GOODMAN, BOOK 5278, PAGE 1655), THENCE NORTH 12 DEGREES 17' 30" EAST, 354.45 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE STEPHEN AND JESSICA HAINES TRUST AS RECORDED IN BOOK 616, PAGE 750, THENCE SOUTH 87 DEGREES 01' 00" EAST, 555.17 FEET TO A SET IRON ROD, THENCE SOUTH 19 DEGREES 47' 05" WEST, 32.16 FEET TO A SET IRON ROD, THENCE SOUTH 10 DEGREES 12' 15" EAST, 600.00 FEET TO A SET IRON ROD ON THE WEST LINE OF A TRACT CONVEYED TO RAY JOLLY AS RECORDED IN BOOK 2081, PAGE 659, THENCE SOUTH 11 DEGREES 43' 30" WEST, ALONG SAID WEST LINE, 141.75 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO ROBERT AND THESA SCHROEDER AS RECORDED IN BOOK 1163, PAGE 1143, THENCE NORTH 69 DEGREES 32' 24" WEST, ALONG THE NORTH LINE OF SAID SCHROEDER TRACT AND THE NORTH LINE OF A TRACT CONVEYED TO LUCILLE MADLER AS RECORDED IN BOOK 8127, PAGE 291, 50.51 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID MADLER TRACT, THENCE SOUTH 25 DEGREES 07' 37" WEST, ALONG THE WEST LINE OF SAID TRACT, 471.97 FEET TO THE CENTERLINE OF OLD COLONY ROAD FROM WHICH A TOLLAD FROM THE BEARS NORTH 25 DEGREES 02' 32" EAST, 22.0 FEET, THENCE NORTH 52 DEGREES 21' 50" WEST, ALONG SAID CENTERLINE, 49.86 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 24 DEGREES 12' 21" EAST, 250 FEET; THENCE ALONG SAID CENTERLINE AND ALONG THE EAST LINE OF SAID GOODMAN TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 57' 22" EAST, 175.10 FEET TO A FOUND IRON PIPE, NORTH 78 DEGREES 10' 27" WEST, 14.35 FEET TO A FOUND IRON PIPE AND NORTH 70 DEGREES 15' 38" EAST, 281.80 FEET TO A FOUND IRON PIPE; THENCE NORTH 69 DEGREES 43' 22" WEST, ALONG THE NORTH LINE OF SAID GOODMAN TRACT, 862.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.96 ACRES, MORE OR LESS, AS SURVEYED BY AN OMAHA SURVEYING CO. DURING APR. 2017 AND BEING PART OF PARCEL NO. 1 OF A TRACT OF LAND CONVEYED TO THE JOCKEY A JOHNSON REVOCABLE TRUST AS RECORDED IN BOOK 6157, PAGE 304



A TRACT OF LAND IN U.S. SURVEY 937, TOWNSHIP 45 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO WILLIAM J. BUJAN AND YVES AS RECORDED IN BOOK 490, PAGE 654 OF THE ST. CHARLES COUNTY RECORDS OF DEEDS (FROM GOODMAN, BOOK 5278, PAGE 1655), THENCE NORTH 12 DEGREES 17' 30" EAST, 354.45 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE STEPHEN AND JESSICA HAINES TRUST AS RECORDED IN BOOK 616, PAGE 750, THENCE SOUTH 87 DEGREES 01' 00" EAST, 555.17 FEET TO A SET IRON ROD, THENCE SOUTH 19 DEGREES 47' 05" WEST, 32.16 FEET TO A SET IRON ROD, THENCE SOUTH 10 DEGREES 12' 15" EAST, 600.00 FEET TO A SET IRON ROD ON THE WEST LINE OF A TRACT CONVEYED TO RAY JOLLY AS RECORDED IN BOOK 2081, PAGE 659, THENCE SOUTH 11 DEGREES 43' 30" WEST, ALONG SAID WEST LINE, 141.75 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO ROBERT AND THESA SCHROEDER AS RECORDED IN BOOK 1163, PAGE 1143, THENCE NORTH 69 DEGREES 32' 24" WEST, ALONG THE NORTH LINE OF SAID SCHROEDER TRACT AND THE NORTH LINE OF A TRACT CONVEYED TO LUCILLE MADLER AS RECORDED IN BOOK 8127, PAGE 291, 50.51 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID MADLER TRACT, THENCE SOUTH 25 DEGREES 07' 37" WEST, ALONG THE WEST LINE OF SAID TRACT, 471.97 FEET TO THE CENTERLINE OF OLD COLONY ROAD FROM WHICH A TOLLAD FROM THE BEARS NORTH 25 DEGREES 02' 32" EAST, 22.0 FEET, THENCE NORTH 52 DEGREES 21' 50" WEST, ALONG SAID CENTERLINE, 49.86 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 24 DEGREES 12' 21" EAST, 250 FEET; THENCE ALONG SAID CENTERLINE AND ALONG THE EAST LINE OF SAID GOODMAN TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 57' 22" EAST, 175.10 FEET TO A FOUND IRON PIPE, NORTH 78 DEGREES 10' 27" WEST, 14.35 FEET TO A FOUND IRON PIPE AND NORTH 70 DEGREES 15' 38" EAST, 281.80 FEET TO A FOUND IRON PIPE; THENCE NORTH 69 DEGREES 43' 22" WEST, ALONG THE NORTH LINE OF SAID GOODMAN TRACT, 862.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.96 ACRES, MORE OR LESS, AS SURVEYED BY AN OMAHA SURVEYING CO. DURING APR. 2017 AND BEING PART OF PARCEL NO. 1 OF A TRACT OF LAND CONVEYED TO THE JOCKEY A JOHNSON REVOCABLE TRUST AS RECORDED IN BOOK 6157, PAGE 304

THIS IS TO CERTIFY THAT AT THE REQUEST OF  
JOCKEY JOHNSON  
DATE: 06/28/2017  
THE RESULTS AS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE CURRENT MISSOURI STATUTES THAT GOVERN PROPERTY BOUNDARY SURVEYS PERFORMED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE. THIS SURVEY HELD TO THE STANDARD FOR A PROFESSIONAL SURVEY.



LANDMARK SURVEYING CO.			
800 E. MO. ST., BERKELEY, ILL. 62518, 618-372-8130 321-5853 FAX 332 9215			
338 S. LOCUST ST. BERKELEY, MO.			
PROPERTY BOUNDARY SURVEY			
DATE: 06/28/17	BY: JAW	FILED:	BOOK:
DATE: 06/28/17	BY: JAW	FILED:	BOOK:



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

# 325 Highway DD

## Special Features

### General

- 36.23+/- Acres
- 2 Story, Dogtrot Log Home
- Hand hewn on site
- 3 Bedrooms / 2.5 Baths
- 3 Zone HVAC
- 3 Fireplaces, 1 wood burning, 2 gas
- All handmade, interior doors & trim
- 60x8 covered porch
- Copper gutters & down spouts
- 2 Car, detached garage
- 2 Story Office
- 48x36 Barn
- 36x24 Barn
- 1-8, divisible pastures

### Kitchen

- Breakfast Bar
- Granite Counters
- Custom cherry & barn wood cabinets
- Large Double Sink
- Flagstone floors
- Jenn Air Electric cooktop
- Thermador – microwave, oven & warming drawer
- Kitchen Aide dishwasher
- Whirlpool refrigerator
- Kitchen Aide trash compactor

### Hearth Room

- Flagstone Floors
- Large, Gas fireplace
- Exposed stone wall

### Breakfast Room

- Flagstone Floors
- Windows surround – 3 sides
- French doors to sitting room
- Zoned, HVAC - electric

### Family Room

- Pine, wood floors
- Exposed, log walls
- Wood burning fireplace

### Master Suite – Main Floor

- Pine, wood floors
- Gas Fireplace
- Exposed, log walls
- Master bath w/Flagstone floors
- Double bowl vanity
- Separate shower
- Whirlpool tub overlooking pasture
- Tanning booth
- 5, custom closets
- Sitting room – 22x8

### Upper Level

- Bedroom 2 – built-in bed, pine floors
- Bedroom 3 – Window shelf, pine floors
- Full Bath
- Loft Area

### Detached Garage/2 Story Office

- Office – wood surround w/ full bath
- Sitting Room – wood surround, storage closets
- 2 Car Garage w/Cedar closet
- Attic storage

### **Barn – Lower Property**

- 36x48
- Feed room
- Creep feed – 12x12
- Birthing stall w/heat light & AC
- 12x12 open stalls divided by gates
- 2 automatic waterers
- 1-8 divisible by gates, lower pastures

### **Barn – Lower Property**

- 36x24
- 12 ft. covered overhang
- 1 automatic waterer
- Separate pasture
- Separate Well



## Cross Property Agent Only Format

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

**ML#:17023207 AD: 325 Highway DD, Defiance 63341-2307 Area: Francis Howell Stat: Active**



**Agent ID:** scshaw **BC:** SHAW **Brkr:** Tom Shaw, REALTORS **Ph:** 636-532-1922  
**Tax Juris:** St Charles **TI#:** 3-0145-0937-00-0001.2000000 **Tran:** Sale  
**Muni/Twp:** Unincorporated **Subdiv:** none **Taxes/Yr:** \$3,844/2016  
**Schl Dist:** Francis Howell R-III **SR:** Francis Howell High **Agrmt Type:** XR/NOTA  
**EL:** Daniel Boone Elem. **JR:** Francis Howell Midd **TA:** 2.7 **Pr/Sqft:**  
**SA:** 2.7 **BA:** 2.7 **AF\$:** 0/  
**Style:** 2 Story/Other

### Description

**Prop Type:** Residential **Gar Info:** 2 **Beds:** 3 **Bth(F/H):** 3(2 1)  
**Style:** 2 Story **Age:** 34 **#Carprt:** **Upp Bd:** 2 **Upp Bth:** 1/0  
**Park:** Detached, Garage Door Opener **Mn Bd:** 1 **Mn Bth:** 0/0  
**FP:** 3 / Gas, Woodburning Fireplce **FP Loc:** Family Room, H **Low Bd:** 0 **Lw Bth:** 1/1  
**Lot Dim:** **Acres:** 36.230 ac **Appr SqFt:** **# Rms:** 10 **Ttl Bth:** 3.0

**Lot Desc:** Fencing, Level Lot, Suitable for Horses, Wooded **SqFt Src:** **Ttl Liv Ar:**

**Arch:** Rustic **Basement:** Bathroom in LL, Full, Partially Finished, Rec/Family Area, Stone/Rock, Walk-Out  
**Construction:** Cedar/Wood, Log **Condition:** Unknown **Ownership:** Private

**Directions:** Hwy 40W to Hwy94, go right. Right on HwyDD, home on left. Caretakers house from main house. Right on HwyDD, Right on Hwy94, Right on HwyF(1st street on right), Right on Old Colony(1st street on right) Property on right w/barn & house mailbox says 320

**Remarks:** 36.23+/-ac of picturesque property, ideal for horse/alpaca farm or B&B. Lower pastures are designed to be divided into 1-8 pastures. 2 barns on the property. 48x36 barn w/feed rm, 12x12 creep feed & 12x12 open stalls divided by gates, birthing stall w/heat & AC & 2 auto waterers. 36x24 barn w/12ft overhang w/auto waterer & sep pasture. Main house is a unique, 3 bdrm, 2.5 baths, 2 story dogtrot log home that was hand hewn onsite w/lap siding on 3 sides & stone foundation. LL feat stone floor thru-out. Kitchen w/stainless appliances, cust cherry & barn wood cab & beautiful granite counters. Master boasts wood floors & bath feat whirlpool tub, 5 custom closets, tanning booth & sitting rm. Detached 2 car garage with finished office and den w/HVAC and full bath. Now its time to sit back, relax & admire your gorgeous property on your large covered porch overlooking the pastures & winding creek!

**Ag Remarks:** Please schedule showing through MLS. Please allow a 4 hours notice. taxes are based on a combination of tax id number 3-0145-0937-00-0001.2000000 and tax id no 3-0145-0937-00-0004.3000000 Please call listing agents about taxes

### Room Dimensions & Additional Information

**Bedroom:** Main Floor Master, Master Bdr. Suite **MBR Bath:** Double Sink, Full Bath, Whirlpool & Sep Shwr  
**Dining:** None **Kitch:** Breakfast Bar, Breakfast Room, Custom Cabinetry, Pantry, SolidSurfaceCounter  
**Interior:** Built-In Bookcases, Special Millwork, Some Wood Floors  
**Win/Drs:** Some Insulated Wndws  
**Spec Ar:** Entry Foyer, Family Room, Loft  
**Appl:** Dishwasher, Disposal, Electric Cooktop, Microwave, Range/Oven-Electric, Refrigerator, Trash Compactor  
**Discl:** Sellers Discl. Avail  
**Misc:** Burglar Alarm-Leased, Covered Porch, High Spd Connection, Horse Barn, In-Ground Sprklr Sys, Smoke Alarm/Detec, Suitable for Bed/Brk

Type	L	Dim	F	W	Type	L	Dim	F	W	Type	L	Dim	F	W	
Kitchen	L	16 x 8	OT	N	Hearth	L	16 x 13	OT	N	Breakfast Rm	L	42 x 8	OT	N	Sitting Room
Laundry Rm	L	11 x 6	OT	N	Master Bdrn	M	23 x 17	WD	N	Family Room	M	23 x 17	WD	N	Loft
Bedroom	U	23 x 17	WD	N	Bedroom	U	23 x 17	WD	N	Office	M	11 x 10	WD	N	Den

**Cool:** Central-Electric, Zoned **Utilities** **Sewer:** Septic  
**Heat:** Electronic Air Filtrs, Forced Air, Zoned **WtrSoftnr:** None **Water:** Public, Well  
**Source:** Electric **Cable Avl:** No **Wtr Heater:** Electric  
**Utility Avg:**

### Financial Information

**Orig List Price:** \$999,999 **Entry Date:** **2nd Mortgage:**  
**Poss Buy \$:** No **Spec Cond:** None  
**Selling Terms:** Cash, Conventional

### Office Information

**Agent Name:** Catherine N Shaw-Connely (ID: scshaw) **Contact Phone:** Additional: 636-346-4960 Office: 636-532-1922  
**Email Addr:** Squawky1@aol.com **Fax:** 636-532-0222  
**Co-Agent:** Thomas C Shaw Jr (ID: SJSJAW1) **Contact Phone:** Additional: 314-283-5064 Office: 636-532-1922  
**Email Addr:** tomshawjr55@gmail.com  
**Owner Name:** **Owner Phone:**  
**Occup Name:** **Phone to Show:**  
**Possession:** At Closing **Licensee Assist'g Seller:** Designated Agent  
**Show:** Appt. through MLS, By Appointment Only, Supra

