

3855 Indian Ridge Lane Defiance, MO. 63341

Sale Price: \$115,000



Contact:

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

3.1+/- acres of gorgeous views and gently rolling hills. Build your dream home with your own builder! Easy access to Highway 40 from Wing Haven or Busch Wildlife. You will feel like you have it all with this lot, public water, level to rolling land and trees! Don't miss out on this great opportunity!

DIRECTIONS: *Highway 40 west to Winghaven/Highway DD exit. South on Hwy DD. 10 miles to Indian Ridge on Right. Right to property on left.*



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	St. Charles
Subdivision	Indian Ridge Farms
School District	Francis Howell
High School	Francis Howell High
Middle School	Francis Howell Middle
Elementary School	Daniel Boone Elementary
Lot Size	3.106± Acres
Lot Description	Backs to Trees/Woods, Wooded
Street Access	Asphalt
Taxes	\$1,055/ 2016
Associations Fees & Restrictions	\$600 / Year
Utilities	Water: Public 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

This search was narrowed to a specific set of Listings.

ML#:17048496 AD: 3855 Indian Ridge Lane, Defiance 63341 Area: Francis Howell Stat: Active

Agent ID: scshaw	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: St Charles	Ti#: 3-0079-7445-00-0008.0000000		Dual: Tran: Sale
Muni/Twp: Unincorporated	Subdiv: Indian Ridge Farms		Taxes/Yr: \$1,055/2016
Schl Dist: Francis Howell R-III	JR: Francis Howell Midd	SR: Francis Howell High	Agmt Type: XR/NOTA
EL: Daniel Boone Elem.	BA: 2.7	TA: 2.7	Pr/Sqft:
SA: 2.7			AF\$: 600/Yearly
Style:			



Description

Prop Type: Residential Lots	Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	#Carprt:	Upp Bd:	Up Bth: /
Lot Dim: 374x953x829	Age:	Mn Bd:	Mn Bth: /
Acres: 3.106 ac	Appr SqFt:	Low Bd:	Lw Bth: /
		# Rms:	Ttl Bth: 0.0

Construction: Condition: Unknown Ownership: Private

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Ag Remarks: Please register showings through MLS.

Room Dimensions & Additional Information

Disc: Unincorporated

Utilities

Cool:	WtrSoftnr:	Sewer: None
Heat:	Cable Avl:	Water: Public
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:	List Assoc#:
Occup Name:	Phone to Show:	Ad Code:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent	CDOM:
Show: Appt. through MLS		

Presented By: Sheena Mulhall Phone: 636-532-1922