

***782 Matson Hill Road  
Defiance, MO. 63341***

***SALE PRICE: \$2,288,000***



**Contact:**

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**Beautiful acreage that could be your very own “stay-cation” or close to home retreat. Approximately 104+/- acre parcel of land that is so serene and spectacular that you will feel like you are on vacation every time you go. This property is next to Matson Hill Park and offers equestrian property, wooded property, privacy and in close proximity to the wineries!**

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**

**DIRECTIONS:**

*Highway 94 to right on Hwy F, left on Defiance Road, right on Howell Road to right on Matson.*



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### Area Information / Property Description

<b>County</b>	St. Charles
<b>Subdivision</b>	None
<b>School District</b>	Washington School District
<b>High School</b>	Washington High School
<b>Middle School</b>	Washington Middle School
<b>Elementary School</b>	Augusta Elementary
<b>Lot Size</b>	104+/- Acres
<b>Lot Description</b>	Gently Rolling, Pasture, Wooded
<b>Street Access</b>	Asphalt, County Road
<b>Buildings</b>	None
<b>Taxes</b>	\$17 / 2016
<b>Associations Fees &amp; Restrictions</b>	None
<b>Utilities</b>	Water: None Electric: Yes Phone: N/A Sewer: None