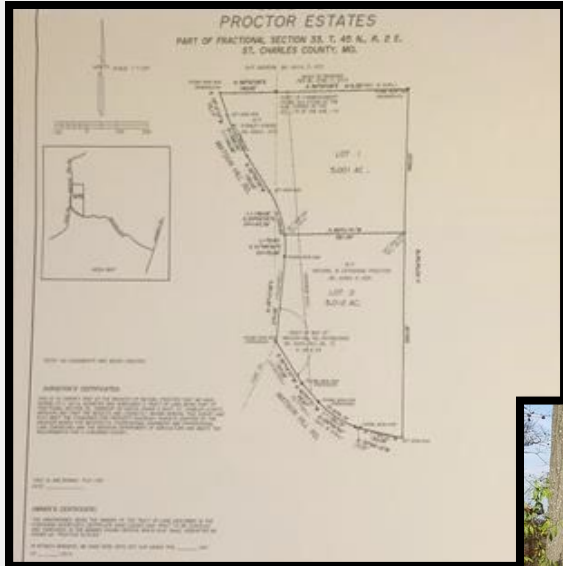


Matson Hill Road - Proctor Estates, Defiance, MO 63341

SALE PRICE: \$219,000



Contact:

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



Build your forever dream home on this beautiful wooded 10-acre corner lot near neighboring wineries and the Katy Trail. Your view of thick, luscious woods across the road will never be obstructed as the 800 acres are part of the county park and will never be built on. The only neighbors you'll ever see on that side of the road are deer. The rear side of the lot faces the spectacular, million dollar view of the Missouri River Valley. This lot has been surveyed and approved to be divided into two 5 acre lots with two homes if desired. If not, enjoy the entire 10 acres and all the beauty and privacy it affords.

DIRECTIONS:

HWY 94 West of Defiance to Matson Hill Road, Look for Sign.



17813 Edison Ave ◇ Suite 200 ◇ Chesterfield, Missouri 63005

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Area Information / Property Description	
County	St Charles
Subdivision	None
School District	Washington
High School	Washington High School
Middle School	Washington Middle
Elementary School	Augusta Elementary
Lot Size	10 ± Acres
Lot Description	Wooded, Natural State
Street Access	Asphalt
Taxes	\$12 / 2016
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