401 Matts Way, Defiance, MO 63341

$139,900

Contact:

Cathy Shaw-Connely
(636) 346-4960
squawky1@aol.com

Kathy Loehr
(636) 368-5025
KLoehr04@gmail.com

Build your dream home on this 3+/- acre of level to gently rolling ground. In heart of wine country.

DIRECTIONS:

Hwy 94 S from Hwy 40 to left onto Northlind (entrance to Ridge Creek Estates) and then first right on Matts Way. Lot is 1/4 mile on right.
## Area Information / Property Description

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>St Charles</td>
</tr>
<tr>
<td>Subdivision</td>
<td>Ridgecreek Estate</td>
</tr>
<tr>
<td>School District</td>
<td>Francis Howell R-III</td>
</tr>
<tr>
<td>High School</td>
<td>Francis Howell High</td>
</tr>
<tr>
<td>Middle School</td>
<td>Francis Howell Middle</td>
</tr>
<tr>
<td>Elementary School</td>
<td>Daniel Boon Elem.</td>
</tr>
<tr>
<td>Lot Size</td>
<td>3.274± Acres</td>
</tr>
<tr>
<td>Lot Description</td>
<td>Level Lot to Gently Rolling Lot</td>
</tr>
<tr>
<td>Street Access</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Taxes</td>
<td>$1,210 / 2016</td>
</tr>
<tr>
<td>Associations Fees &amp; Restrictions</td>
<td>Subdivision $200 Yearly</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Public</td>
</tr>
<tr>
<td>Electric</td>
<td>Yes</td>
</tr>
<tr>
<td>Phone</td>
<td>Yes</td>
</tr>
<tr>
<td>Sewer</td>
<td>None</td>
</tr>
</tbody>
</table>

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.**
Residential Lot Agent Only Format

ML#: 16057334  AD: 401 Matts Way, Defiance 63341

Agent ID: scshaw  BC: SHAW  Brkr: Tom Shaw, REALTORS
Tax Juris: St Charles  Muni/Twp: Unincorporated
Schl Dist: Francis Howell R-III  Subdiv: Ridgecreek Estate
EL: Daniel Boone Elem  JR: Francis Howell M
SA: 2.7  BA: 2.7  SR: Francis Howell High

Area: Francis Howell  Stat: Active

Description:
Type: Single Family  Desc: Level Lot
Topo: Gently Rolling, Level Lot  Foliag: Cleared/Pasture Land, Some Trees
BldSite: None  Restrct: Recorded Restricts

Directions: Hwy 94 S from Hwy 40 to left onto Northland (entrance to Ridge Creek Estates) and then first right on Matts Way. Lot is 1/4 mile on right.

Remarks: Build your dream home on this 3+/- acre of level to gently rolling ground. In heart of wine country.

Options:
Your Bldr Your Plan

Miscellaneous

Improvements:
Streetlights, Some Underground Uti
Develop Status:
Finished Lots
Docs at Office:
None
Easements:
Utility
Disc:
Flood Plain No, Unincorporated

Utilities

Water Main Sizes:  Cable Avl:
Sewer Main Sizes:  Dist. W:

Financial Information

Payment:
Assump Fee:
Net Income:

Office Information

Contact Phone: 636-348-4960  Office: 636-532-1922
Fax: 636-532-0222

Ownership

Owner Name:
Squawky1@aol.com
Kloehr04@gmail.com
At Closing  Phone to Show:
By Appointment Only  License Assist't Seller:

List Assoc#:
Ad Code:
CDOM:

Presented By: Michelle Cabral Phone: 636-236-4093

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