

***727 Old Slave Road
Chesterfield, MO. 63005***

SALE PRICE: \$285,000



Contact

Cathy Shaw-Connely
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Great Investment Opportunity! 3.1+/-acres with 1.5 story home, with spring fed lake, horse barn, riding arena and gorgeous views! This home needs your TLC but the setting is unbelievable. To be sold in "As is, where is" condition.

DIRECTIONS: *I-44 to right on Hwy 109 to left on Manchester, Right on Wild Horse Creek Rd (approx. 5 miles) left onto street.*



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. Louis
Subdivision	Spicewood Farms
School District	Rockwood School District
High School	Lafayette High School
Middle School	Rockwood Valley Middle School
Elementary School	Chesterfield Elementary
Lot Size	3.1± Acres
Lot Description	Backs to Trees/Woods, Pond/Lake, Suitable for Horses
Street Access	Asphalt
Taxes	\$4,748 / 2017
Associations Fees & Restrictions	\$300 Yearly
Utilities	Water: Well Phone: Yes Sewer: Septic

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 Agent Only Format

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale',
 'Option' State Or Province is 'Missouri' Street Name is like 'old slave'

ML#:18022165 AD: 727 Old Slave Rd, Wildwood 63005-3908 Area: Lafayette Stat: Active



Agent ID: scshaw Tax Juris: St Louis Muni/Twp: Wildwood EL: Chesterfield Elem. Schl Dist: Rockwood R-VI SA: 2.7 Style: 1.5 Story/Other	BC: SHAW Ti#: 19Y-32-0023 Subdiv: Spicewood Farms 2 JR: Rockwood Valley Mid SR: Lafayette Sr. High BA: 2.7 TA: 2.7	Brkr: Tom Shaw, REALTORS Dual: Y Taxes/Yr: \$4,748/2017 Agmt Type: XR/NOTA Pr/Sqft: \$116.80 AF\$: / Ph: 636-532-1922 Tran: Sale
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Prop Type: Residential		Gar Info: 2	Beds: 5	Bth(F/H): 2(2 0)
Style: 1.5 Story	Age: 38	#Carprt:	Upp Bd: 4	Up Bth: 1/0
Park: Attached Garage, Garage Door Opener, Rear/Side Entry			Mn Bd: 1	Mn Bth: 1/0
FP: 1 / Woodburning Fireplace		FP Loc: Great Room	Low Bd: 0	Lw Bth: 0/0
Lot Dim: IRR	Acres: 3.100 ac	Appr SqFt: 2,440	# Rms: 9	Ttl Bth: 2.0

Lot Desc: Backs to Trees/Woods, Pond/Lake, Suitable for Horses **SqFt Src:** County Rec. **Ttl Liv Ar:**

Arch: Traditional	Basement: Slab	Ownership: Private
Construction: Cedar/Wood	Condition: Unknown	

Directions: Wild Horse Creek Road west of Hwy 109 to right on Old Slave Rd. Property on the left.

Remarks: Great Investment Opportunity! 3.1+/-acres with 1.5 story home, with spring fed lake, horse barn, riding arena and gorgeous views! This home needs your TLC but the setting is unbelievable. To be sold in "As is, where is" condition. Showings start April 2nd from 10-3.

Ag Remarks: NO Showings until April 2nd from 10-3. Please schedule showings through MLS.

Room Dimensions & Additional Information

Bedroom: Main Floor Master	MBR Bath:
Dining: Separate Dining	Kitch: Eat-In Kitchen
Interior: Some Carpeting, Vaulted Ceiling	
Spec Ar: Den/Office, Great Room, Main Floor Laundry	
Discl: Sellers Discl. Avail	
Misc: Horse Barn	

Utilities

Cool: Central-Electric	WtrSoftnr:	Sewer: Septic
Heat: Forced Air	Cable Avl:	Water: Well
Source: Electric		Wtr Heater: Electric
Utility Avg:		

Financial Information

Orig List Price:	Entry Date:
Poss Buy \$: No	Spec Cond: None
Selling Terms: Cash, Conventional	

Office Information

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Co-Agent: Katherine Shaw (ID: SKSHAW)	Contact Phone: Additional: 314-540-6868 Office: 636-532-1922
Email Addr: TomShaw2004@charter.net	
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: By Appointment Only, Occupied, Pet, Supra	List Assoc#:
	Ad Code:
	CDOM: