

3264 Old Highway 100 Villa Ridge, MO. 63089

Sale Price: \$90,000



Contact:

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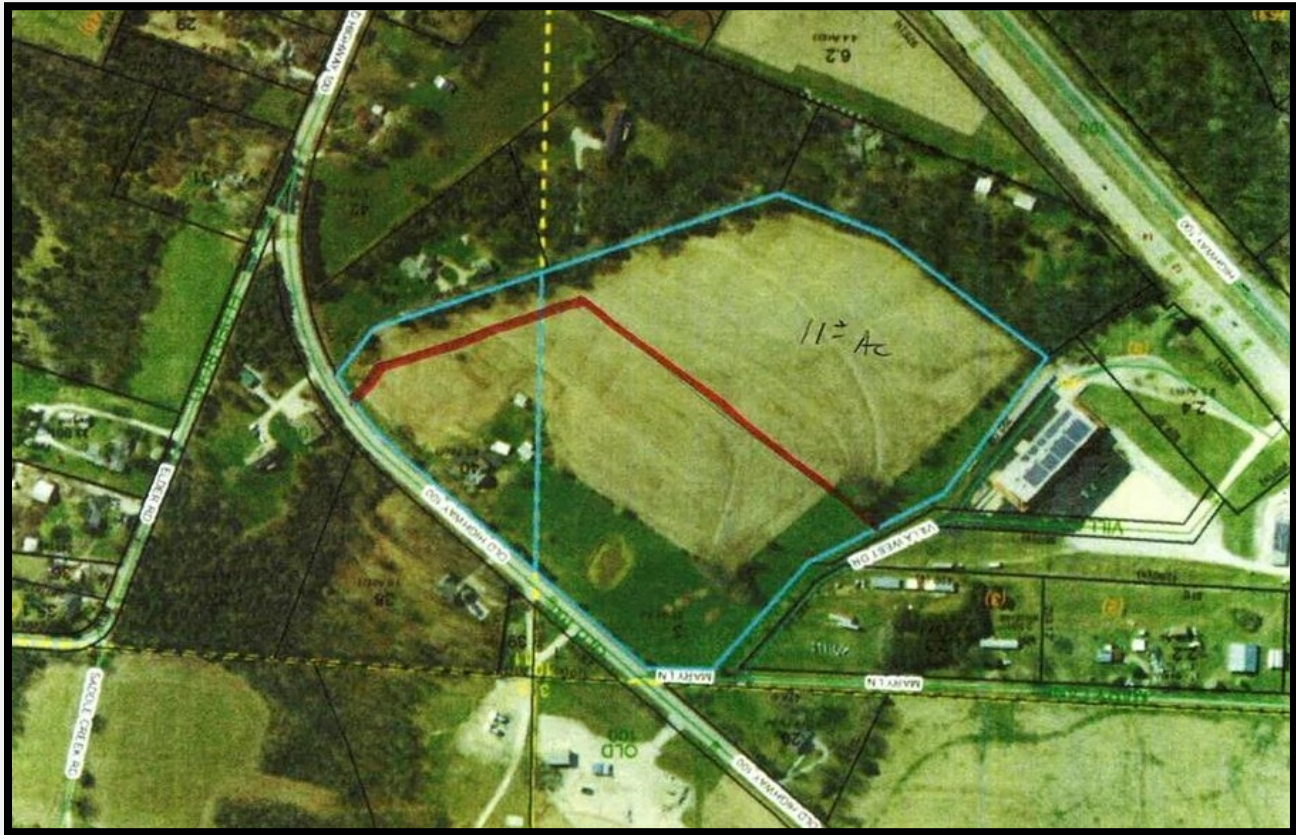
Gently rolling 8+/- acres as part of larger 22+/- acre parcel for \$12,900 per acre. Property to be subdivided prior to closing. Additional acreage and house available (see listing #18075867). Taxes are for the entire 22 acre parcel.

DIRECTIONS: Hwy 44 to Hwy 100 go 2 miles to 2nd stop light. Old Hwy 100 turn right, property is 1/2 miles on the 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	Franklin
Subdivision	None
School District	Pacific / Meramec
High School	Pacific High
Middle School	Meramec Valley Middle
Elementary School	Coleman Elementary
Lot Size	11.00+/- Acres
Lot Description	Gently rolling, meadow
Street Access	County Road
Taxes	\$1,140 / 2017—for entire 22ac parcel
Associations Fees & Restrictions	None
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

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Status is 'Sold' Search Contractual Date is 9/28/2018 to 9/28/2017 Latitude, Longitude is within 0.50 mi of 18076869 Province is 'Missouri'

ML#:18076869 AD: 3264 Old Highway 100, Villa Ridge 63089-1304 Area: Pacific/Meramec R Stat: Active



Agent ID: PASHAW	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Franklin	Ti#: 00-0-000-0-000-000		Dual: Y Tran: Sale
Muni/Twp: None	Subdiv: None		Taxes/Yr: \$1,140/2017
Schl Dist: Meramec Valley R-III			Agrmt Type: XR/NOTA
EL: Coleman Elem.	JR: Meramec Valley Midd	SR: Pacific High	Pri/Sqft:
SA: 1	BA: 2.5	TA: 0	AF\$: /
Style:			

		Description	
Prop Type: Acreage & Farms	Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	#Carprt:	Upp Bd: 0	Up Bth: 0/0
FP: 0	FP Loc:	Mn Bd: 0	Mn Bth: 0/0
Lot Dim:	Appr SqFt:	Low Bd: 0	Lw Bth: 0/0
Acres: 11.000 ac		# Rms: 0	Ttl Bth: 0.0

Arch: Traditional, Other	Basement:	Ownership: Private
Construction:	Condition: Unknown	

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Taxes are for the entire 22 acre parcel.

Room Dimensions & Additional Information

Discl: Sellers Discl Not Av

		Utilities	
Cool:	WtrSoftnr:	Sewer:	Other/None
Heat:	Cable Avl: No	Water:	Public
Source:		Wtr Heater:	
Utility Avg:			

Orig List Price:	Entry Date: Final	2nd Mortgage:
Poss Buy \$: No	Spec Cond: None	
Selling Terms: Cash, Conventional		

Office Information

Agent Name: Patrick R Shaw (ID: PASHAW)	Contact Phone: Additional: 314-503-4880	OF#: 000 000 0000
Email Addr: pshawrealtor@gmail.com	Fax:	
Co-Agent: John L Shaw (ID: SJSHAW)	Contact Phone: Additional: 314-503-4882	Of#:
Email Addr: jshawrealtor@gmail.com		
Owner Name:	Owner Phone:	
Occup Name:	Phone to Show:	List Assoc#:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent	Ad Code:
Show: By Appointment Only, Call Listing Agent		CDOM:

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

Listings as of
09/28/2018 at 11:05 AM

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