

700 Ries Rd Ballwin, MO. 63021

Price: \$374,400

CONTACT

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

Cathy Shaw-Connelly
(636)346-4960
Squawky1@aol.com



What a fantastic lot! Gentle rolling with a small creek, some trees and within walking distance of a MO. State Park. Build your dream home with your plans and your builder. Want a horse? That's possible with this acreage but county code states stable must be 100' from the property line. Plenty of shopping and restaurants near by.

DIRECTIONS:

Big Bend west of Hwy 141, south on Ries Rd. OR take New Ballwin Rd. and turn onto Ries Rd. Property is on the left. There are cones at the driveway entrance to park parallel with Ries.



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	Cobb Acres
School District	Parkway School District
High School	Parkway South High
Middle School	Southwest Middle
Elementary School	Oak Brook Elementary
Lot Size	3.13± Acres
Lot Description	Backs to trees/woods, creek, suitable for horses, wooded
Street Access	Concrete
Taxes	\$940 / 2017
Associations Fees & Restrictions	N/A
Utilities	Water: Public/Not Connected Electric: Yes Gas: Yes Sewer: Not Connected

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

Listing Number is 18004471

ML#: 18004471 AD: 700 Ries, Ballwin 63021-7308 Area: Parkway Central Stat: Active



Agent ID: skloehr	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: St Louis	TI#: 25R-41-0232		Tran: Sale
Muni/Twp: Unincorporated	Subdiv: Cobb Acres Lt 1 & Sec 11 44		DA:
Schl Dist: Parkway C-2			Taxes/Yr: \$940/2017
EL: Oak Brook Elem.	JR: Southwest Middle	SR: Parkway South High	Aqmt Type: XR/NOTA
SA: 0	BA: 2.7	TA: 2.7	Pr/Sqft:
			AF\$: 0/

Type: Single Family	AC: 3.130
Desc: Backs to Trees/Woods, Creek, Suitable for Horses, Wooded	Lot Dim: 280x476
Topo: Gently Rolling, Level to Gently Roll, Road Frontage, Sloping, Some Wooded, Some Open	Rd Front: 280
Foliag: Natural State, Some Trees	# Lots: 1
BldSite: None	SqFt Lot: 136,343
Restrct: Yes	Zoning: nu
	Assessmt: No Assessments

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Remarks: What a fantastic lot! Gentle rolling with a small creek, some trees and within walking distance of a MO. State Park. Build your dream home with your plans and your builder. Want a horse? Thats possible with this acreage but county code states stable must be 100' from the property line. Plenty of shopping and restaurants near by.

Ag Remarks: Zoned NU, 3 acre minimum required for a single family residence. Please call Kathy Loehr with any questions...636-368-5025

Miscellaneous

Options: Your Bldr Your Plan	
Improvements: Other	
Develop Status: Surveyed	
Docs at Office: Survey	
Discl: Flood Plain No, Unincorporated, Vacant Land	Condition: Unknown

Utilities

Utils at Site: Electric, Gas, Telephone	Water Main Sizes:	Cable Avl: Yes
Water at Site: Not Connected, Public	Sewer Main Sizes:	Dist. W:
Sewer at Site: Not Connected		Dist. S:

Financial Information

1st Assumable: No	Assumption Bal:	Payment:	Payment Inc:
Years Remain:	Assump Int Rate:	Assump Fee:	2nd Mortgage:
Equity:		Net Income:	Orig List Price
Poss Buy \$: No	Spec Cond: None		Entry Date:
Selling Terms: Cash, Conventional			

Office Information

Agent Name: Kathleen A Loehr (ID: skloehr)	Contact Phone: Additional: 636-368-5025 Office: 636-532-1922
Email Addr: kloehr04@gmail.com	Fax: 636-532-0222
Co-Agent Name: Catherine N Shaw-Connely (ID: SCSHAW)	Contact Phone: Additional: 636-346-4960 Office: 636-532-1922
Email Addr: Squawky1@aol.com	
Owner Name: Could Be You	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	License Assist't Seller: Designated Agent
Show: Show at Will, Sign	List Assoc#:
	Ad Code:
	CDOM:

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

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Listings as of
01/25/2018 at 1:51 PM