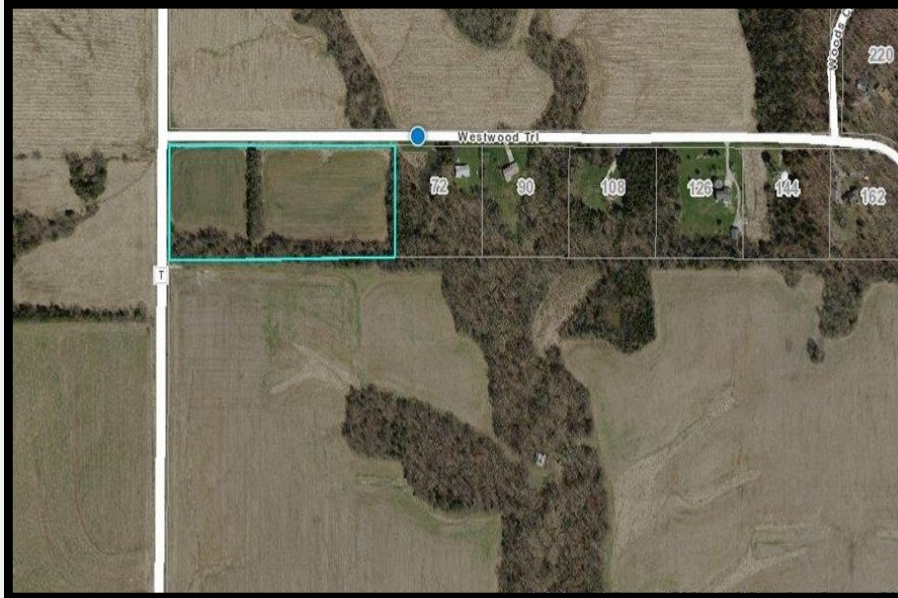


54 Westwood Foristell, MO. 63348

SALE PRICE: \$179,900



CONTACT

Kathy Loehr

(636)368-5025

KLoehr04@gmail.com

Looking for a building site that is suitable for horses?
Westwood may be what you have in mind! Level
ground with some trees, with no subdivision
assessments. Francis Howell school district.

DIRECTIONS:

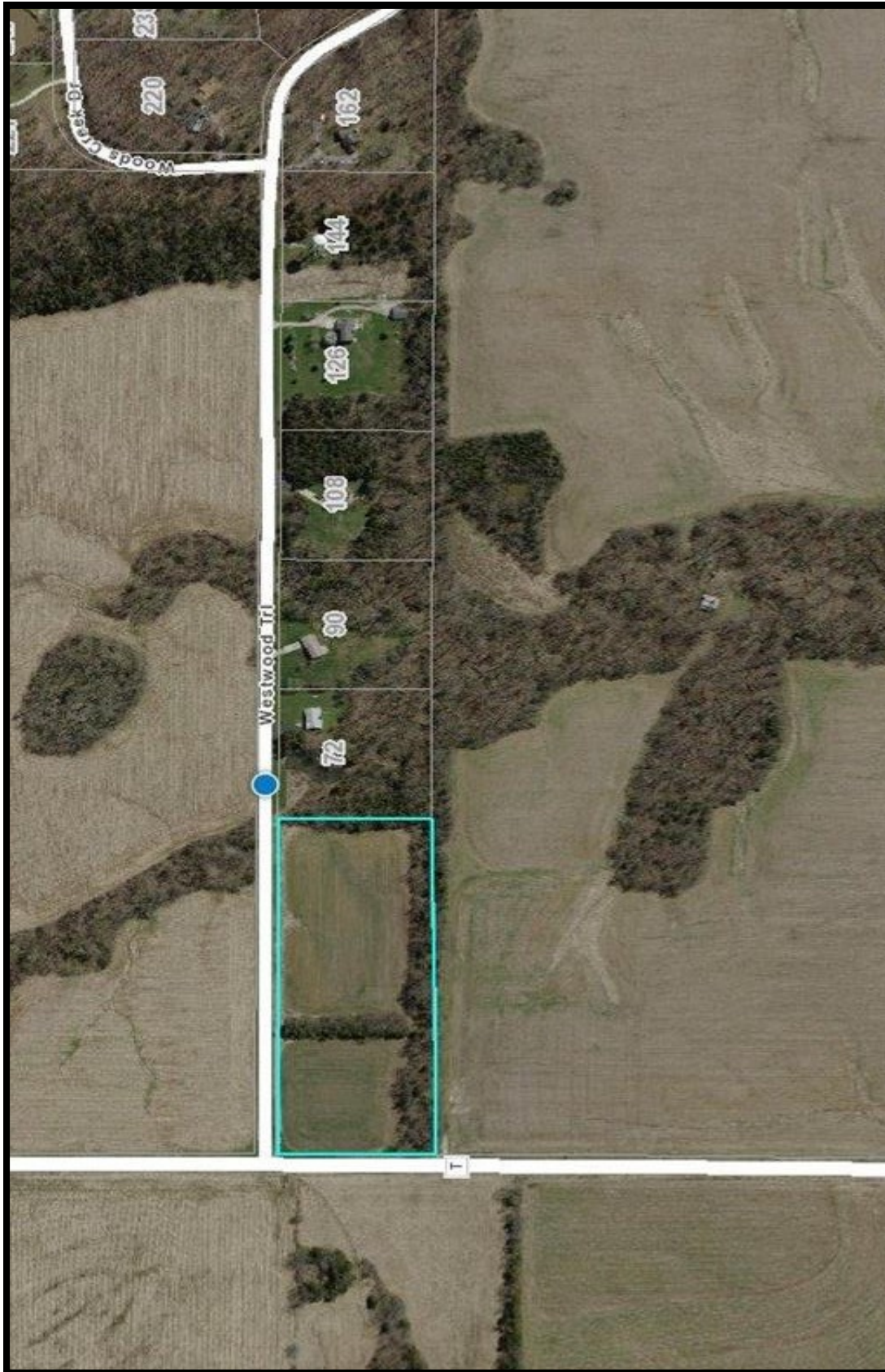
. From Highway 70 West Exit 203 Foristell. Left at stoplight--right at service road--left on Highway T approx. 7 miles--Left on Westwood Trail.



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. Charles
Subdivision	None
School District	Francis Howell
High School	Francis Howell High
Middle School	Francis Howell Middle
Elementary School	Daniel Boone Elementary
Lot Size	7.72± Acres
Lot Description	Back to trees/woods, corner lot, level lot, suitable for horses
Street Access	Asphalt
Taxes	\$22 / 2017
Associations Fees & Restrictions	N/A
Utilities	Water: Community/Public Electric: 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

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' State Or Province is 'Missouri' Listing Agent ID is like 'SKLOEHR'

ML#:18020776 AD: 54 Westwood, Foristell 63348 Area: Francis Howell Stat: Active



Agent ID: skloeher	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: St Charles	TI#: 3-0050-S030-00-0004.110000		Dual: Y
Muni/Twp: Unincorporated	Subdiv: N.A.		Tran: Sale
Schl Dist: Francis Howell R-III			Taxes/Yr: \$22/2017
EL: Daniel Boone Elem.	JR: Francis Howell Midd	SR: Francis Howell High	Agrmt Type: XR/NOTA
SA: 2.7	BA: 2.7	TA: 2.7	Pr/Sqft:
Style:			AF\$: 0/None

Prop Type: Residential Lots		Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	Age:	#Carprt:	Upp Bd:	Up Bth: /
Lot Dim: 365X920	Acres: 7.720 ac	Appr SqFt:	Mn Bd:	Mn Bth: /
			Low Bd:	Lw Bth: /
			# Rms:	Ttl Bth: 0.0

Construction: Condition: Other Ownership: Private

Directions: From Highway 70 West Exit 203 Foristell. Left at stoplight--right at service road--left on Highway T approx. 7 miles--Left on Westwood Trail.

Remarks: Looking for a building site that is suitable for horses? Westwood may be what you have in mind! Level ground with some trees, with no subdivision assessments. Francis Howell school district.

Ag Remarks: Ground is taxed as agricultural and may have crops planted when you show.

Some Dimensions & Additional Information

Discl: Sellers Discl Not Av, Unincorporated, Vacant Land

Utilities

Cool:	WtrSoftnr:	Sewer:	Septic
Heat:	Cable Avl: No	Water:	Community, Public
Source:		Wtr Heater:	
Utility Avg:			

Financial Information

Orig List Price:	Entry Date:	2nd Mortgage: No
Poss Buy \$: No	Spec Cond:	
Selling Terms: Cash, Conventional		

Office Information

Agent Name: Kathleen A Loehr (ID: skloeher)	Contact Phone: Additional: 636-368-5025 Office: 636-532-1922
Email Addr: kloehr04@gmail.com	Fax: 636-532-0222
Owner Name: Gary & Teri Doggett	Owner Phone:
Occup Name: n/a	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: Appt. through MLS, Show at Will, Sign	List Assoc#:
	Ad Code:
	CDOM:

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