

3953 Yellow Dog Unincorporated, MO. 63060

SALE PRICE: \$168,000



Contact
Randy Lewis
(636)384-7355
a1mapmkr@gmail.com

A beautiful 60 acre parcel of land ready for anything you may bring it's way. This is nicely wooded, with open pasture along the front. There is a concrete slab were a modular home used to sit, with a well and septic system in place. The barn can be used to keep your live stock, play toys or anything else you may need to keep out of the weather. With over 1950 feet of road frontage would make it easy if you would want to sub divide some of it with out installing roads. Don't let this one get away.

DIRECTIONS:

At highway 30 and highway 47 go south on highway 47, 5.35 miles to Yellow Dog road on the right (west of highway 47) take Yellow Dog Road west 3.6 mile to property on the right, the property will sit north of Yellow Dog Road.



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	N/A
School District	Lonedell
High School	St. Clair High
Middle School	Lonedell Elementary
Elementary School	Lonedell Elementary
Lot Size	59.8+/- acres
Lot Description	Gently Rolling. Pasture, Wooded
Street Access	County road, Paved
Taxes	\$790 2016
Buildings	Barn(s)
Utilities	Water: Well Electric: Yes 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



Cross Property Agent Only Format

Listing Number is 17060645

ML#: 17060645 AD: 3953 Yellow Dog, Unincorporated 63060-1727 Area: St. Clair R-13 Stat: Active



Agent ID: ranlewis	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Franklin	TI#: 30-8-280-0-000-010000		Dual: N Tran: Sale
Muni/Twp: None	Subdiv: N/A		Taxes/Yr: \$790/2016
Schl Dist: Lonedell R-XIV			Agrmt Type: XA/NOTA
EL: Lonedell Elem.	JR: Lonedell Elem.	SR: St. Clair High	Pr/Sqft:
SA: 2.5	BA: 2.5	TA: 2.5	AF\$: /
Style:			

Description

Prop Type: Acreage & Farms	Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	Age: 2017	Upp Bd: 0	Up Bth: 0/0
Lot Dim:	Acres: 59.800 ac	Mn Bd: 0	Mn Bth: 0/0
	Appr SqFt:	Low Bd: 0	Lw Bth: 0/0
		# Rms: 0	Ttl Bth: 0.0

Arch: Other	Basement: None	
Construction: Other	Condition:	Ownership: Private

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Remarks: A beautiful 60 acre parcel of land ready for anything you may bring it's way. This is nicely wooded, with open pasture along the front. There is a concrete slab were a modular home used to sit, with a well and septic system in place. The barn can be used to keep your live stock, play toys or anything else you may need to keep out of the weather. With over 1950 feet of road frontage would make it easy if you would want to sub divide some of it with out installing roads. Don't let this one get away.

Ag Remarks: Contact listing agent Randy Lewis 636-384-7355 for all showings. Buyers and buyers agents are responsible for all measurements of structures and real property.

Room Dimensions & Additional Information

Disc: Sellers Disc. Avail

Cool: None	Utilities	Sewer:	Septic
Heat:	WtrSoftnr:	Water:	Well
Source:	Cable Avl: No	Wtr Heater:	
Utility Avg:			

Financial Information

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

Office Information

Agent Name: Randy S Lewis (ID: ranlewis)	Contact Phone: Additional: 636-384-7355 Office: 636-532-1922
Email Addr: a1mapmkr@gmail.com	Fax: 636-532-0222
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: By Appointment Only, Call Listing Agent	List Assoc#:
	Ad Code:
	CDOM:

Presented By: Catherine Shaw-Connelly Phone: 636-346-4960
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Listings as of
08/01/2017 at 4:52 PM