

FOR SALE

**4537 Holt Rd
Wentzville, Mo. 63385**



SALE PRICE: \$89,000

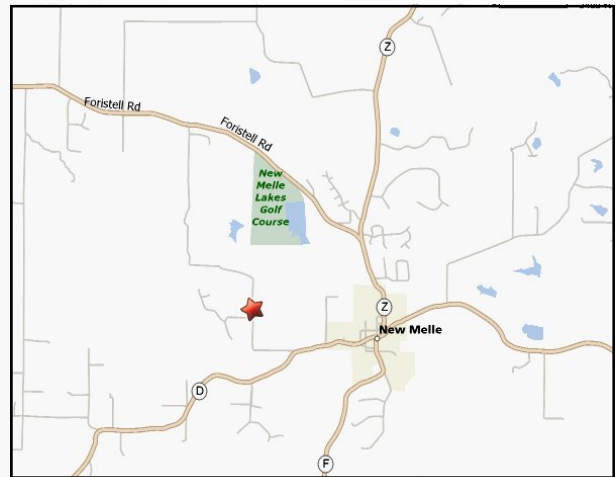
ENJOY YOUR OWN PRIVATE FISHING LAKE ON THIS 3.11+/- ACRES LOT. PERFECT WALK-OUT LOT. FRONTS ON HOLT RD. WENTZVILLE ADDRESS BUT LOCATED ONLY MINUTES FROM NEW MELLE. WATER IS APPROXIMATELY 1000 FT AWAY. PLEASE CONTACT PWS#2 FOR CONNECTION COST.

FRANCIS HOWELL SCHOOL DISTRICT

SELLERS WILL CONSIDER TRADING FOR INCOME PRODUCING PROPERTY

DIRECTIONS:

From 1/2 MILE WEST OF NEW MELLE ON HWY D TO RIGHT ON HOLT RD. 1/2 TO PROPERTY ON LEFT AT SIGN. OR I-70 TO HWY Z TO HWY D AT NEW MELLE TO SAME AS ABOVE.



Contact:

Chip DeWitt
(314) 503-3619

chip@shawrealtors.com

&

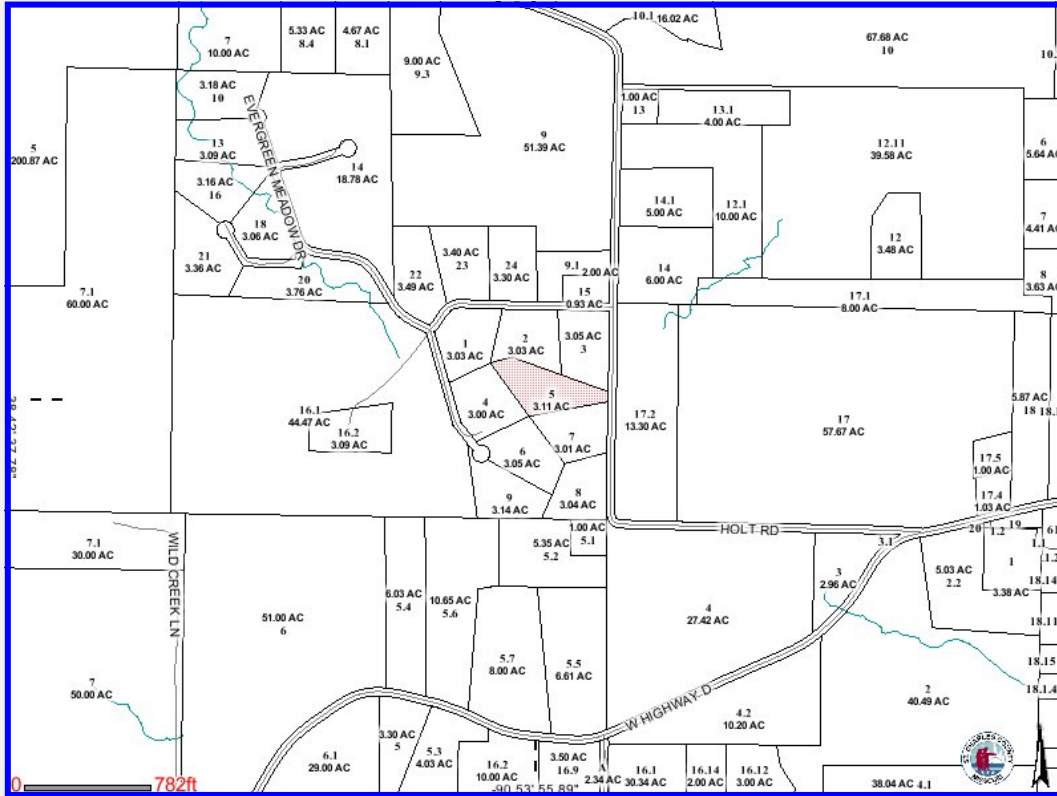
Tom Shaw Jr.
(314) 283-5064

tomjr@shawrealtors.com



200 Long Road ♦ Suite 160 ♦ Chesterfield, Missouri 63005

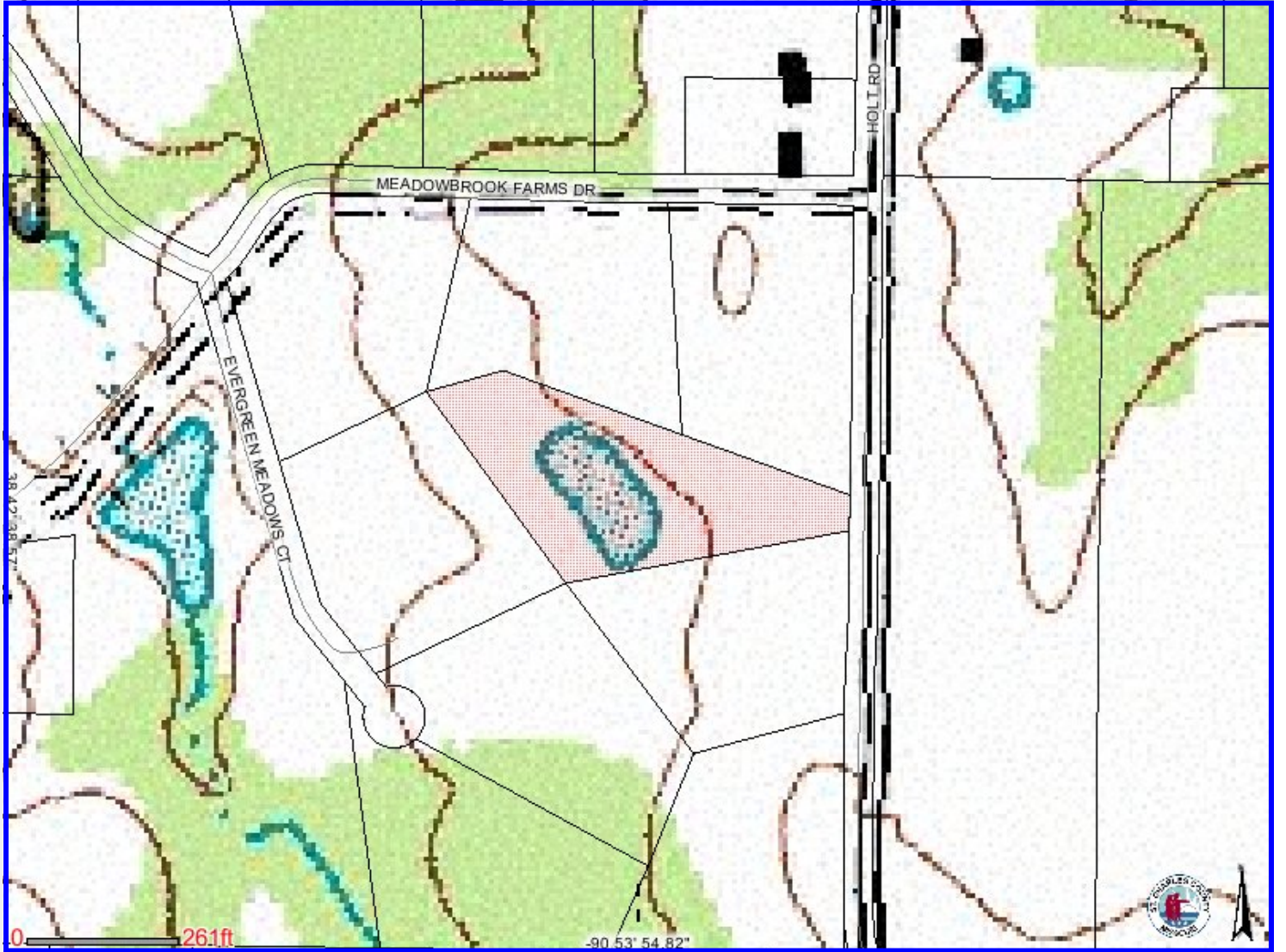
Office: (636) 532-1922 ♦ Fax: (636) 532-0222 ♦ info@shawrealtors.com ♦ www.shawrealtors.com



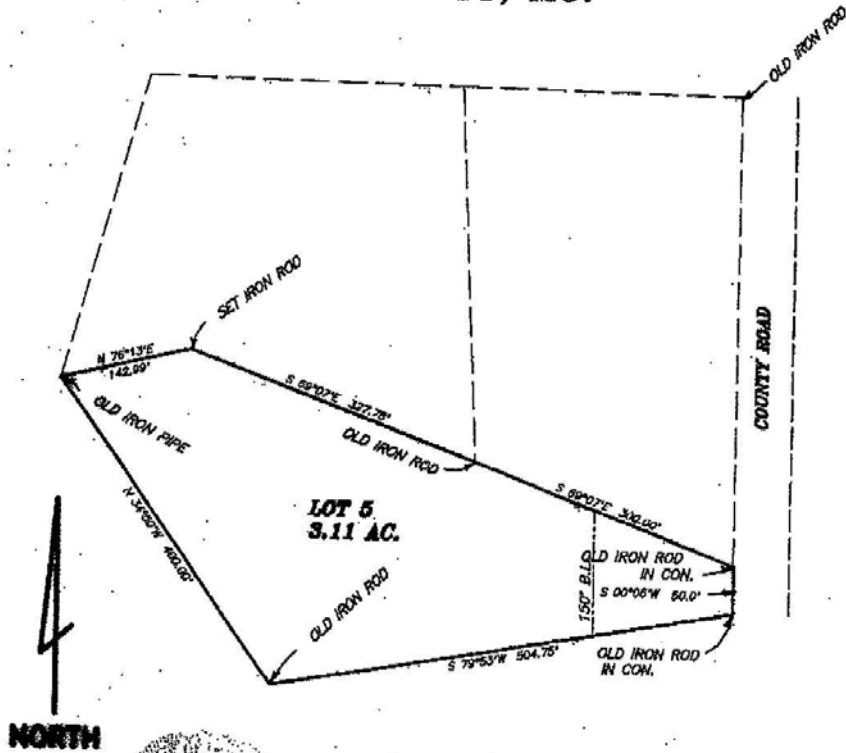
Area Information / Property Description

County	St. Charles		
Subdivision	Meadowbrook Farms		
School District	Francis Howell		
High School	Francis Howell		
Middle School	Francis Howell		
Elementary School	Daniel Boone		
Lot Size	3.11± Acres		
Lot Description	Your Own Lake		
Street Access	Paved		
Taxes	\$4.50	2010	
Associations Fees & Restrictions			
Utilities	Water: None	/	Sewer: None
	Electric: Yes	/	Gas: None
	Phone: Yes	/	Cable: None





**MEADOWBROOK FARMS
SECTION 27
TOWNSHIP 46 NORTH
RANGE 1 EAST
ST. CHARLES COUNTY, MO.**



NORTH



THIS IS TO CERTIFY THAT AT THE REQUEST OF WARRENTON CO. CO. WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT IT REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI STATE LAND SURVEY.

LARRY P. BADE *Larry P. Bade*
PROFESSIONAL LAND SURVEYOR NO. 1434

CLASS OF SURVEY—RURAL			
Lewis-Bade Inc. Professional Land Surveyors and Professional Engineers			
PHONE (836) 455-2615 101 EAST WALTON WARRENTON, MO. 63385			
SURVEYED BY JIM JETZEMAN	DATE SEPT. 2004	REVISIONS	
DRAWN BY: LARRY	CHECKED BY: ROCKY	SCALE: 1"=100'	FILE 04227

SB 24 171