

Indian Creek Foristell, Mo. 63348

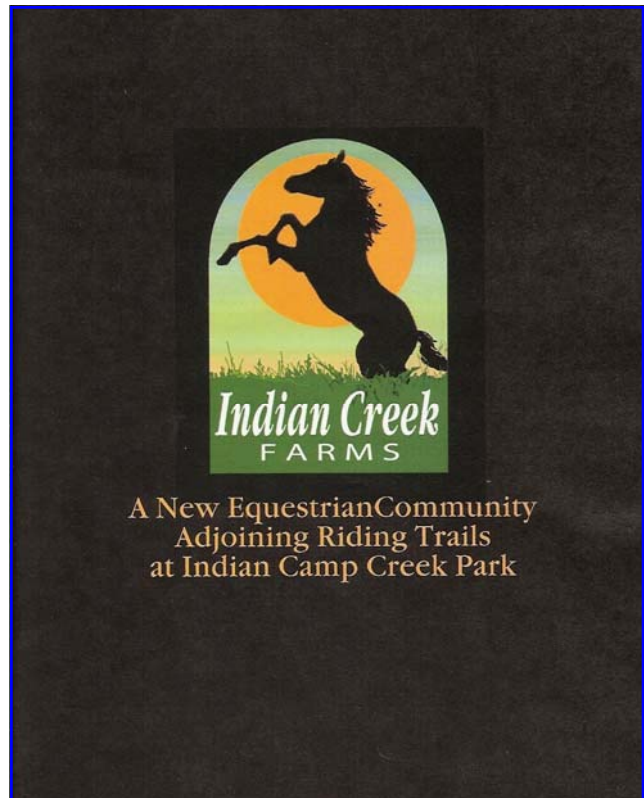
Sale Price: \$59,000 to \$119,900



DIRECTIONS: Hwy 61 to left on Dietrich, go past entrance to Indian Creek Camp Park to right on Hunn Road to subdivision entrance on right. or Hwy 70 to Dietrich to Hunn.



*******HORSE LOVERS******* ST. CHARLES COUNTY'S NEWEST EQUESTRIAN COMMUNITY, ADJOINING INDIAN CAMP CREEK PARK with hiking,, biking and equestrian trails !!!!! Lots are mostly open, level to very gentle pasture land. Restrictions are 2,000 sq ft for ranch, 3,000 sq ft for 1-1/2 story or 2 story. \$500 annual road fee. We have 20 lots ranging in price from \$59,900 to \$129,900 - sizes range from 3.0 to 6.39 acres. Buyer will need to install private well and septic system at time of construction. Contracts will be subject to final approval and recording of subdivision plat by St. Charles County. Taxes shown are for entire parcel, taxes on individual lots to be determined. Road maintenance fee is \$500/yr in preliminary indentures, could be subject to change. All contracts should be subject to recording of Indentures/Road Maintenance Agreement by St. Charles County. Some special financing may be available, call listing agent for details.



Offered By:
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**TOM
SHAW
REALTORS**

17813 Edison Avenue . Chesterfield, MO 63005
CALL US AT (636) 532-1922

www.shawrealtors.com



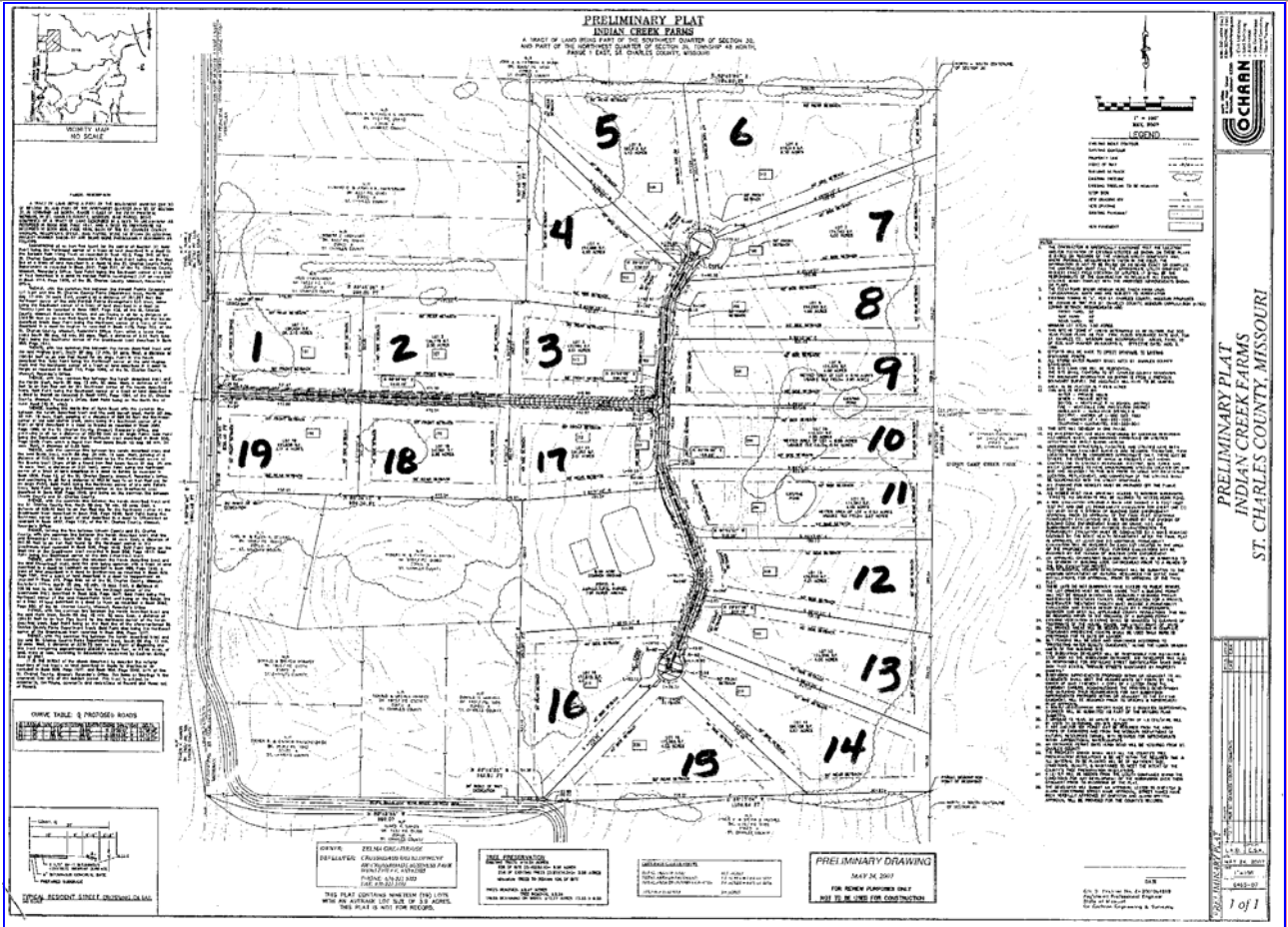
AREA INFORMATION/ PROPERTY DESCRIPTION:	
County:	St. Charles
Subdivision:	None
School District:	Wentzville-Holt
High School:	Wentzville-Holt
Middle School:	
Elementary School:	
Lot Size:	3.00 to 6.39 Acres
Lot Description:	Level lot, some trees
Street Access:	Asphalt
Taxes:	\$96.00 (2010) For entire parcel
Association Fees / Restrictions:	\$500.00 a Year— 2000 Sq. Ft. For Ranch 3000 Sq. Ft. for
Water:	No Buyer to install a well
Electric:	Yes
Gas:	Yes
Telephone:	Yes
Sewer:	No Buyer to install a 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



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Indian Creek Farms		
LOT NUMBER	ACREAGE	PRICE
1	3.08	\$ 59,900.00
2	3.21	\$ 59,900.00
3	3	\$ 69,900.00
4	4.01	\$ 79,900.00
5	4.38	\$ 89,900.00
6	6.33	\$ 129,900.00
7	4	\$ 89,900.00
8	4	\$ 99,900.00
9	4	\$ 109,900.00
10	4	\$ 109,900.00
11	4.01	\$ 119,900.00
12	4.02	\$ 109,900.00
13	4	\$ 109,900.00
14	4.57	\$ 109,900.00
15	4.02	\$ 99,900.00
16	4.06	\$ 99,900.00
17	3.01	\$ 89,900.00
18	3.26	\$ 79,900.00
19	3.11	\$ 59,900.00
**	5	\$ 109,900.00

** Common ground lot "20" between 16 and 17
 Acreage based on plat prepared for recording



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