

ONLINE ONLY REAL ESTATE AUCTION

6168 J M COURT, FRENCH VILLAGE, MO 63036

BIDDING CLOSES: 5PM ~ THURSDAY, AUGUST 22, 2024



618-234-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit: AdamsAuctions.HiBid.com

**0.20+/- AC
ZONED RESIDENTIAL
YOUR BUILDER!
YOUR PLAN!**



GENERAL INFORMATION & AUCTION TERMS



0.20+/- AC

TOTAL LOT SIZE

RESIDENTIAL

ZONING

\$440

TOTAL '22 TAXES

Your builder, Your Plan! Offering a great .20+/- acre lot in the Goose Creek Subdivision in French Village, MO! The mostly level and wooded lot is approximately 70' x 130' in size. Water and electric available are available to the property however, no tap on fees have been paid by the current owner. This property is located in plat 16, lot number 152. Plat restrictions allow for a permanent residence, a double wide mobile home, or RV/Camper use. A single wide mobile home would not be allowed. The yearly association fee is \$445.00 and allows use of the boat ramp, lake, community pool and clubhouse. Additional amenities include a basketball court, horseshoes by the pool and ATV riding!

PARCEL NUMBERS

P.I.N	Size	Amount
04-50-22-03-004-0002.00	0.20± Ac.	\$440

Terms: \$3,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 10% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.