ONLINE ONLY REAL ESTATE AUCTION

6168 J M COURT, FRENCH VILLAGE, MO 63036

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

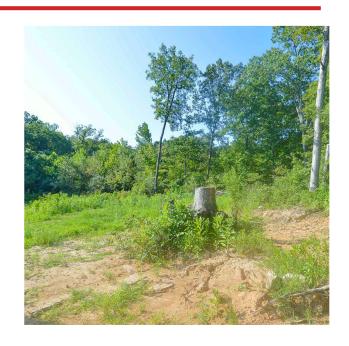




GENERAL INFORMATION & AUCTION TERMS







0.20 + / - ACTOTAL LOT SIZE

RESIDENTIAL

70NING

\$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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