

12015 Manchester Road
St. Louis, MO 63131



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#FC53

Acres: 53 Acres

Price: \$153,700 (2,900/AC)

Location: About 3 Miles northwest of St. Clair, MO

Description: 14 - Acres - Grass – several small valley fields,
39 Acres—woods—mature woods

PROPERTY DATA

Utilities: None

Zoning: Agriculture

Taxes: To Be Determined

School Dist: St. Clair

Improvements: Home, storage buildings, silos

LAND DATA

Total Acres: 53 Acres

Tillable Acres: NONE

Pasture Acres: 14 Acres

Timber Acres: 39 Acres

Streams: None

Ponds/Lakes: None

Building Acres: None

Topography: Level to varied



53 Acres - Franklin Co., MO - view from south to north



53 Acres - Franklin Co., MO - map to property

Data Notes:

Brief Description - Section 33 Twp 42 N R1 W

Driving Directions & Notes: From I-44/I270 travel west on Highway 44 for 37 miles to St. Clair. Exit and travel north outer road 1.4 miles to Highway WW. Travel north on WW for 1.5 miles to Bird Song Road travel.



53 Acres in Franklin Co., MO - *aerial photo*



53 Acres in Franklin Co., MO - *view to the south*



53 Acres in Franklin Co., MO - *14 acres in open field*