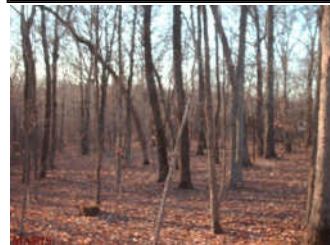


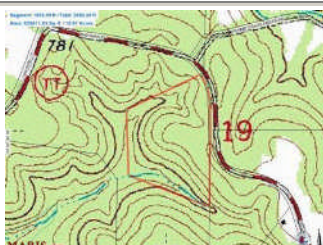
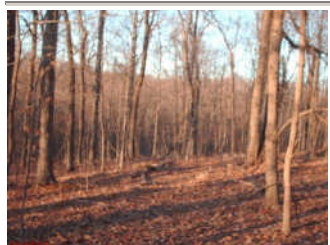
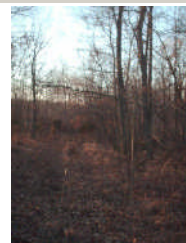
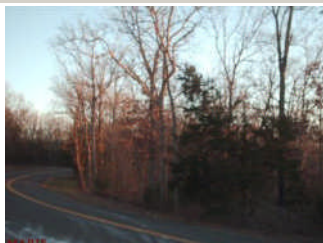
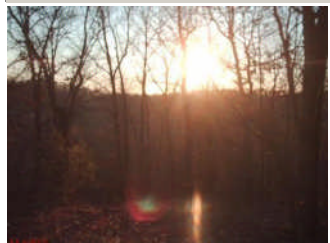
Client Detail with Addl Pics Report

Listings as of 01/08/09 at 8:56pm

Active 01/08/09	Listing # 90001399 County: St Charles	20-Acres Hwy T Augusta, MO 63332 Cross St: Femme Osage Creek Rd	Listing Price: \$290,550 Map: LLL30, 60
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Prop Type	Acreage & Farms	Prop Subtype(s)	Acreage/Farms
Area	Washington	Subdivision/	Unincorporated
		Price/Acre	\$14,900.00
Tax ID	NEW UNDER CONSTRUCTION OR LEASE	Lot Sq Ft (approx)	849420 ((Other))
		Lot Acres (approx)	19.500
CDOM	0		



Directions From I-70, Foristell, MO take Hwy T south approx. 14 miles to junction of Hwy TT. Property lays just past TT. at sign on R From Augusta, MO take Hwy. 94 about 1.5 miles to Hwy T, right about 8 miles. Property on left before Hwy.TT.

Marketing Remark Grand, forested level ridge falls off to a creek with great views will make for a handsome, wooded home site(s)with large oak, hichory, ash, red-bud and dogwood trees. Topography ranges from level - gently rolling to hilly with a potential good lake site. Lays nice. Wildlife very abundant. Prime for a family estate.

Lic. Asst'g Seller Designated Agent	Dual Agency Yes
General Information	
Elementary School Marthasville Elementary	Jr. High School Washington
Sr. High School Washington	Year 9
General Description	
Type Acreage Rural, Recreational	Zoning unincorporated St. Charles County
Wooded Acreage 19.50	Topography Hilly, Level Lot, Sloping, Wooded
Soil Clay, Loamy, Rocky	Fencing Some Cross Fencing
Road Access State Highway	Road Surface Asphalt
Current Use Unused/Nat State/Und	Possible Use Hunting/Fishing, Recreation, Residence
Sale Includes All Mineral Rights	Main Residence None
Architecture Other	
Misc Residence Information	
Basement None	Construction Other
Description	
Disclosures Sellers Discl. Avail	Conditions Unknown
Documents At Office Aerial Photo, Plat, Topographical Map	
Utilities	
Utilities on Site Electric, Telephone	Water on Site None
Sewer Site None	
Financial / Misc Information	
Selling Terms Cash, Conventional	Possession At Closing

Presented By:	Bruce Allmon	Tom Shaw, REALTORS
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