



1121 Scenic Ridge Dr Eureka, MO 63025
\$249,900

WHAT A ONE OF A KIND VIEW THIS ONE HAS! YOU HAVE TO SEE THIS VIEW IN PERSON TO APPRECIATE. WOODED LOT SITS ABOVE MEREMAC RIVER WITH VIEW FOR MILES. GOOD TOPOGRAPHY AND BUILDING SITE. UNDERGROUND ELECTRIC. TWO VERY NICE HOMES ALREADY BUILT IN NEIGHBORHOOD. CUSTOM BUILD WITH A BUILDER OF YOUR CHOICE WHEN YOU WANT TO BUILD. JUST A 7 MINUTE DRIVE TO HWY 44 IN EUREKA. ROCKWOOD SCHOOL DISTRICT BUT LOWER JEFFERSON COUNTY TAXES. ELECTRIC AND TELEPHONE AT SITE. NO WATER, NO SEWER IN THIS AREA SO BUYER WILL NEED A WELL AND SEPTIC SYSTEM WHEN THEY BUILD. HILDA YOUNG WILDLIFE AREA 1/2 MILE AWAY.

Directions: HWY 109/HWY W SOUTH OF HWY 44 2 MILES TO RIGHT ON HWY FF 3 MILES TO RIGHT ON SCENIC RIDGE TO LOT ON RIGHT AFTER LAST HOME. SHOWN BY APPOINTMENT ONLY.

ML#:90001669	Residential Lots	Elementary School	EUREKA
Property Type	Residential Lots	Jr. High School	LASALLE
Property SubType	Residential Lots	Sr. High School	EUREAK
Tax ID	04-5.0-22.0-0-000-004.04	Type	Single Family
Lot Sq Ft (approx)	179032	Description	Water View, Wooded Lot
Lot Acres (approx)	4.110	Street Info	Asphalt
Price/Acre	60,802.92	Road Access	Easement, Private Road
Map Coordinates	H07, 09	Topography	Gently-Rolling, Sloping
County	Jefferson	Buildings on Site	None
Subdivision/Complex	SCENIC RIDGE	Zoning	RESIDENTIAL VACANT
Taxes Paid	\$302	Utilities Available	Electric, Telephone

Presented By:

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