

Timberline Woods
Timberline Woods
Saint Clair, MO 63077

10.700± Acres
Franklin County



Timberline Woods
Saint Clair, MO / Franklin County

SUMMARY

Address

Timberline Woods

City, State Zip

Saint Clair, MO 63077

County

Franklin County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.3312 / -91.1019

Taxes (Annually)

256

Acreage

10.700

Property Website

<https://livingthedreamland.com/property/timberline-woods-franklin-missouri/37640/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>

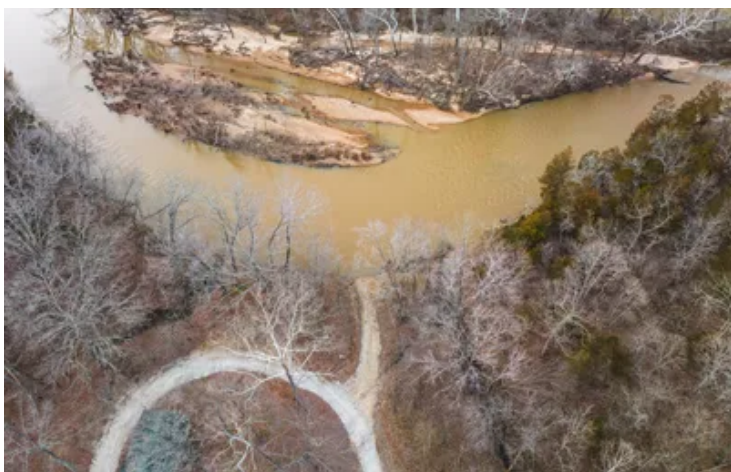
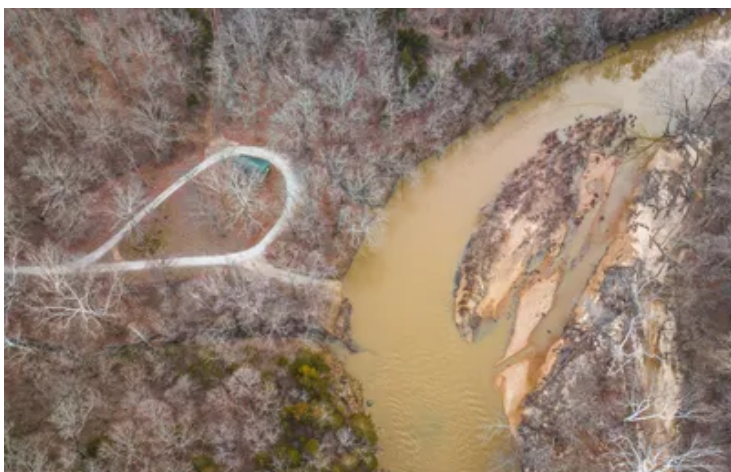


PROPERTY DESCRIPTION

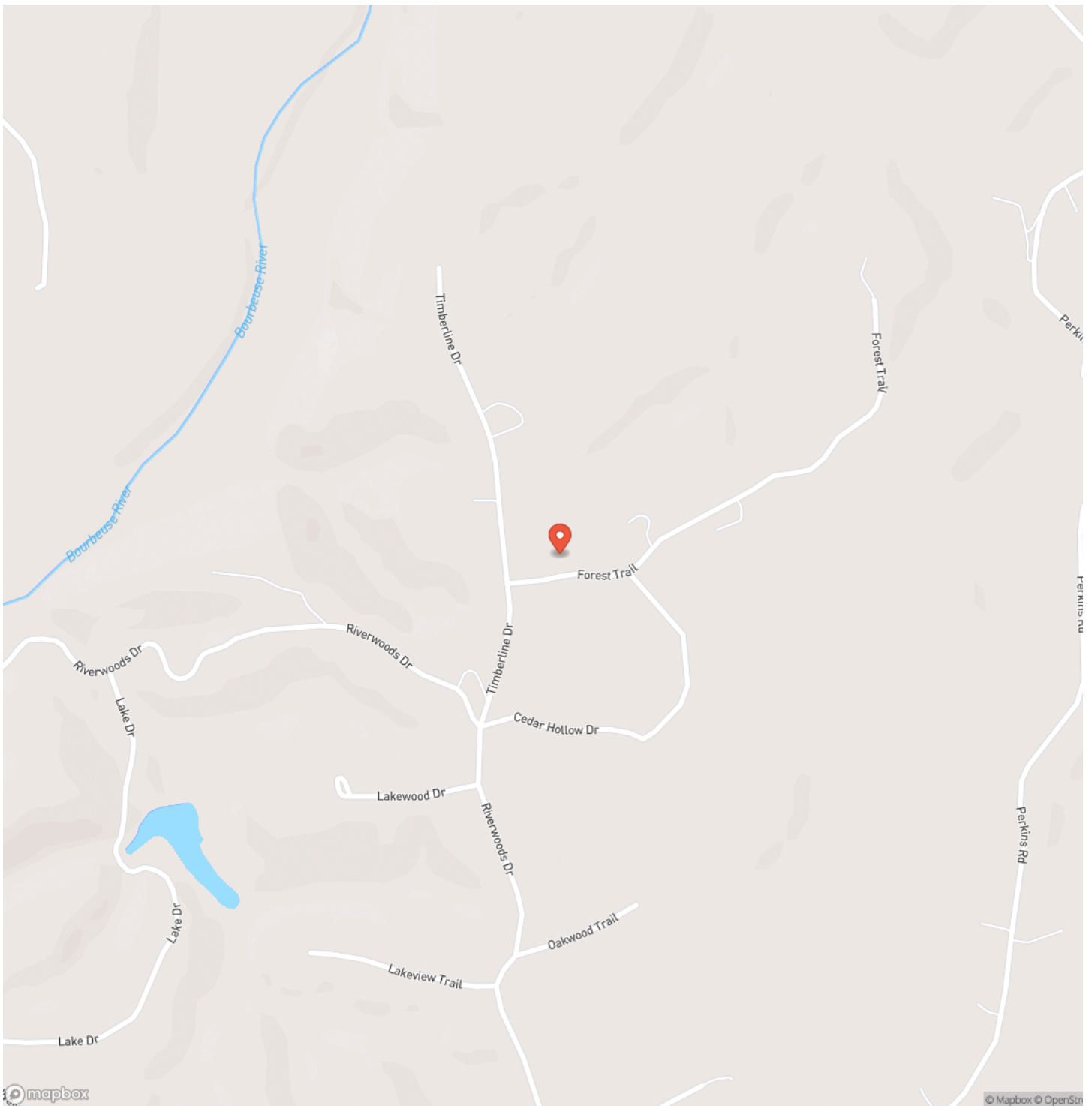
10.7 acres of buildable land just outside of St. Clair. With road frontage and electricity on two sides of the property, there are multiple options for building. This property is in natural state and has been left undisturbed for at least 40 years. The topography is perfect if you wanted to build a small lake. The owner had plans for building a 1-2 acre lake. As a landowner in this community you will have access to the Bourbeuse River and a Sacre fishing lake. It is a short walk to the private boat ramp and picnic area.



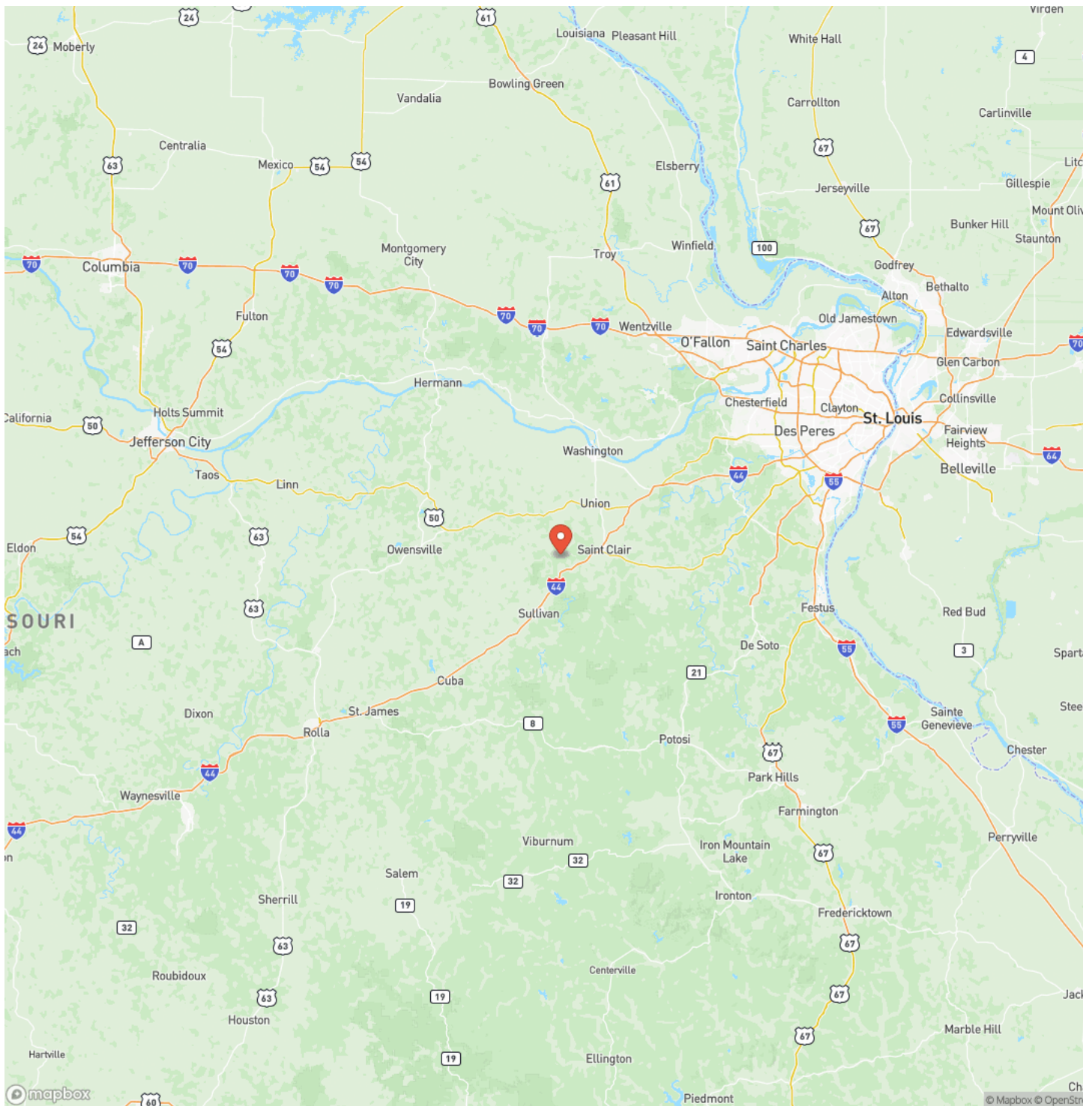
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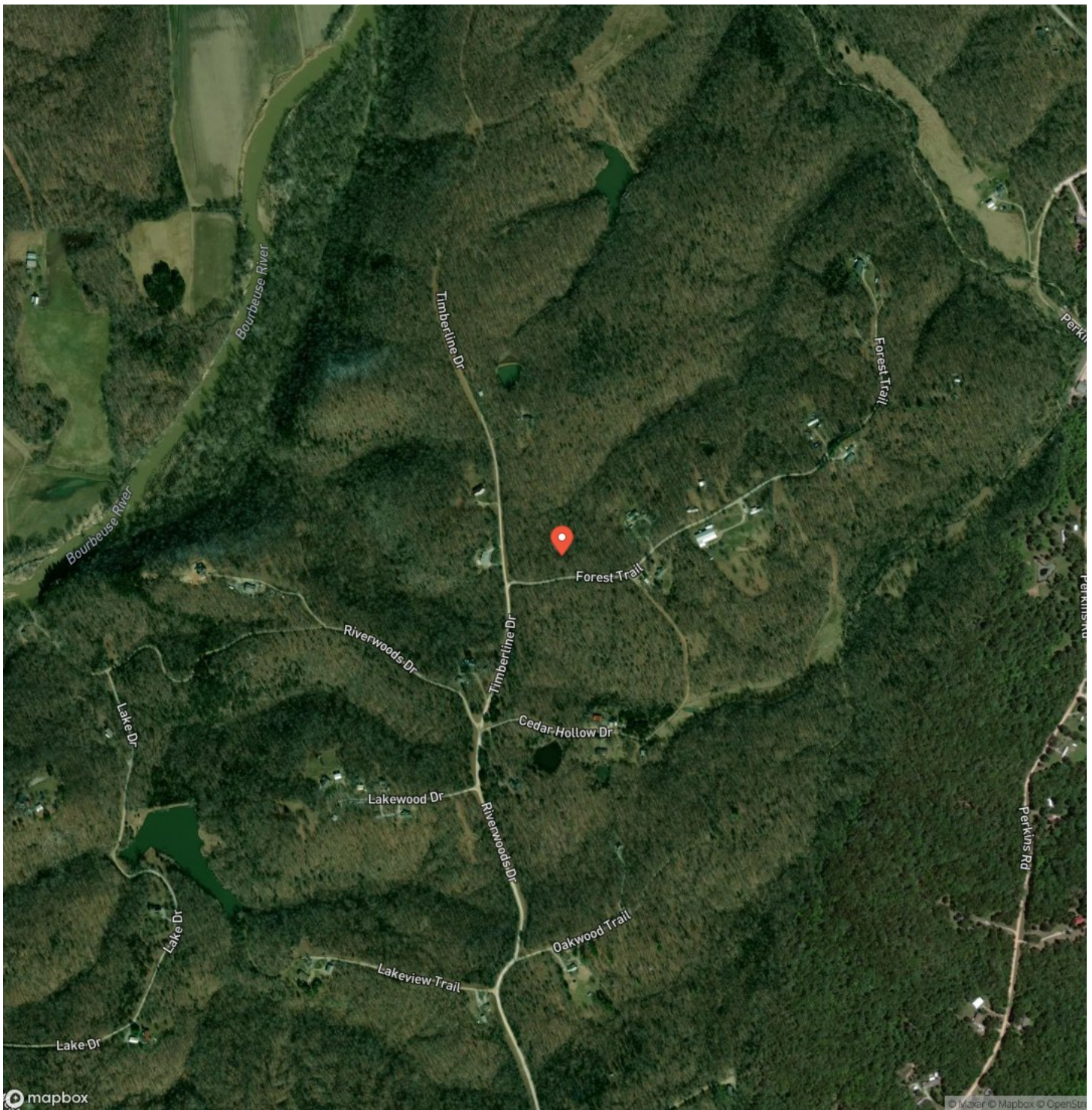
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Echele

Mobile

(636) 288-7569

Email

john@livingthedreamland.com

Address

City / State / Zip

Washington, MO 63090

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

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