



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Defiance Missouri House for Sale at iAuction - Wilson House

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BIDDING ENDS WEDNESDAY, FEBRUARY 7TH AT 1:00 PM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

471 Old Colony Road
Defiance, MO 63341

ACRES: 1.76

COUNTY: St. Charles

AUCTION DETAILS:

Open House Sunday, January 14th 10AM to Noon.

Bidding Ends Wednesday, February 7th at 1PM.

Welcome to 471 Old Colony Rd in Francis Howell School District. This house is just minutes from some of the best wineries in the region. It is a 2-bedroom 1-bathroom ranch and ready for your imagination to modernize or create your own space and peace in the Defiance countryside. If you are looking for the perfect spot to build your new private home, look no further. This is one of the few lots in the area that has public water. Electric service is at the road and new high-speed fiber is being laid now in the region. Come out and see why this should be your next spot to live. With Lost Valley trails, Matson trails, Busch Wildlife, and The Katy Trail minutes away, the outdoors is calling you to enjoy life!

Bedroom 1 - Approximately 14'x14'
Bedroom 2 - Approximately 11' x 11'
Living Room - Approximately 13' x 18'
Kitchen - Approximately 11' x 12'
Breakfast nook - Approximately 7' x 10'
Bathroom - Approximately 5' x 8'
Bathroom - Approximately 5 x 8



PRESENTED BY:

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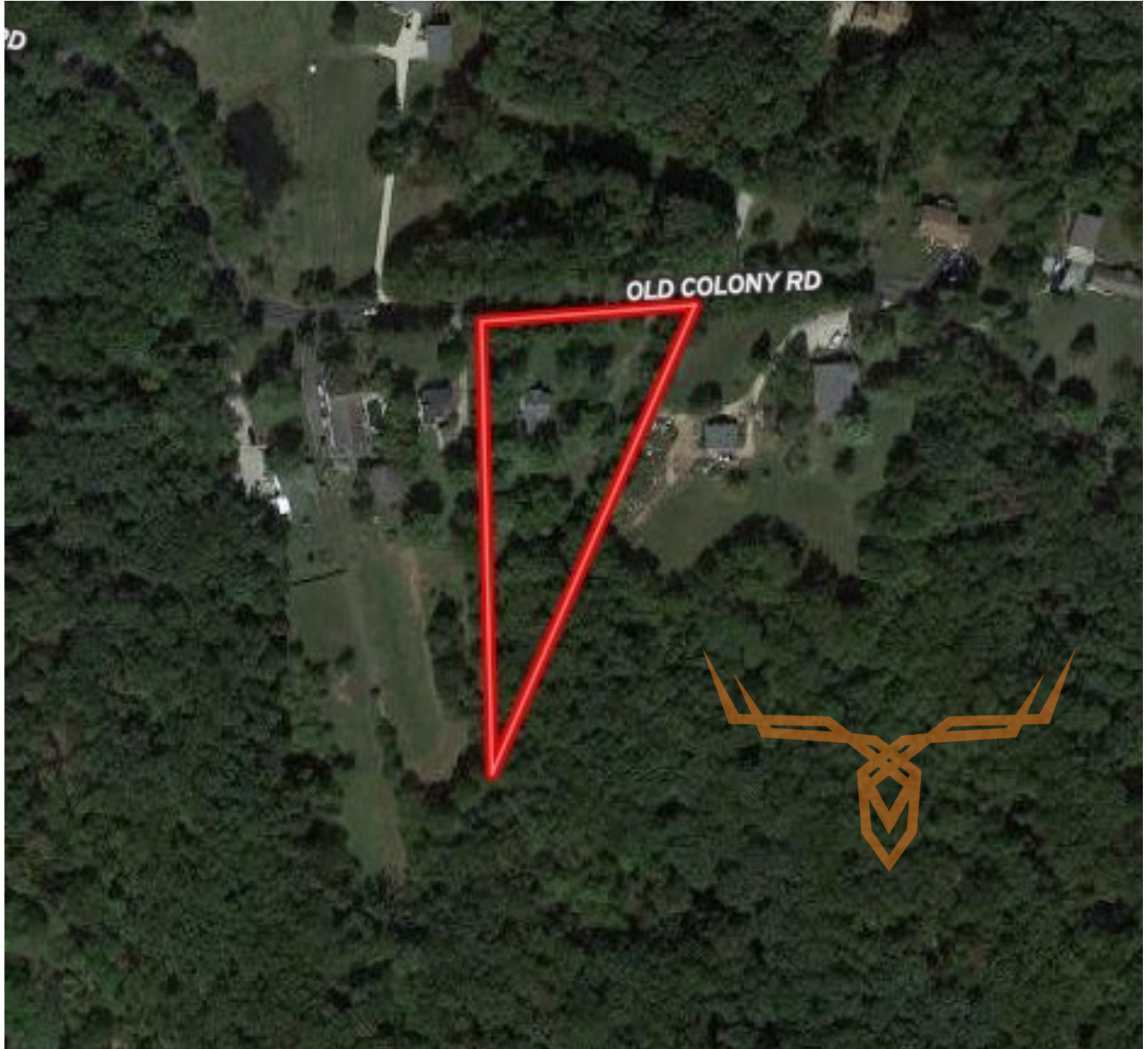
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.