



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	32-2-032-0-001-012000
Ownership?	Yes
Lot Count:	1
Account # or GEO #:	32-2-032-0-001-012000
Property Address:	Old Creek Rd, Grubville, MO, 63041
If No Address or 0 address: Closest Property with Numbered Address	108 Old Creek Rd, Grubville, MO, 63041
County:	Franklin
State:	MO
Lot Number:	Lot 14
Legal Description:	Lot:14 Lost Valley Lakes 4
Parcel Size:	2.38
Subdivision:	Lost Valley Lakes 4
Approximate Dimensions:	454.38 ft North 225.81 ft West 229.14 ft East 459.25 ft South
GPS Center Coordinates (Approximate):	38.225469, -90.782840
GPS Corner Coordinates (Approximate):	38.2256, -90.7836 38.2256, -90.782 38.225, -90.7822 38.225, -90.7838
Google map link:	https://maps.app.goo.gl/wNVBv8wMoh5uYdPK9
Elevation:	804.8 feet
Market Value:	\$26,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Old Creek Rd - https://drive.google.com/file/d/1dPZyZKHSqT-VodwXU

	wldP94Ti-6yKNOP/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	https://youtu.be/0eHyWrOgwAE?si=Yqp0m_OhkKxoEmcF
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	St. Louis, MO - 1 hr 4 min (50.0 miles)
Closest small town:	Luebbering, MO - 10 min (6.2 miles)
Nearby attractions:	St Clair Historical Museum - 26 min (17.8 miles) Walther Park - 35 min (24.6 miles) Missouri Botanical Garden - 58 min (46.2 miles) Rockford Park - 28 min (20.3 miles) Forest Park - 57 min (45.4 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	636 583-6348
Treasurer Website	Link
Treasurer Contact	636-583-6353
Recorder/Clerk Website	Link
Recorder/Clerk Contact	636-583-6367
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	636-583-6369
County Environmental Health Department Website	Link
County Environmental Health Department Contact	583-7300.
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$56.49

<p>Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year?)</p> <p>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</p>	No
<p>Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)</p>	Lost Valley Lakes
<p>How much is the annual HOA due?</p>	\$80 a year
<p>Are there any HOA dues? If yes, how much is the total amount owed?</p>	\$ -
<p>County Operator Details who Confirmed the Information:</p>	
ZONING DATA	
QUESTION/S	
<p>What is the zoning of the property? (Residential/Commercial/Agricultural/etc)</p>	"W" ZONING DISTRICT
<p>Terrain type? (Is it flat /slope/etc)</p>	Slightly slope
<p>Property use code?</p>	Residential
<p>Is the land cleared? (Yes/No)</p>	Not cleared
<p>Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)</p>	Not buildable, it is only good for camping since the county requires 3-5 acres for septic You can combine the lots if you have them surveyed and put them into one piece.
<p>What can be built on the property? (Different types of homes that we can build on the lots.)</p>	<p>Note: This HOA is ideal for camping, recreational and weekend getaways, access to an 18-acre lake</p> <ol style="list-style-type: none"> 1. Planned Unit Developments 2. Second dwellings and medical hardships per Article 10. 3. Single-family dwellings, one dwelling unit per lot to include site-built homes, modular homes, mobile homes (single), and mobile homes (double). 4. Single-family dwellings on an un-subdivided lot not to exceed two site-built or modular dwelling units per lot with a maximum density of 1 single-family dwelling unit per three acres. 5. Subdivisions with fewer than 7 lots

	6. Two family dwellings (i.e. duplex)
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	You can only park RVs and use them as storage
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Minimum lot area for subdivisions without central water and sewer service - three (3) acres. Minimum lot area for subdivisions with central water and sewer service – one (1) acre. E. Density Requirements Maximum of one dwelling unit per 40,000 square feet
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	No setbacks are indicated in the zoning ordinance
What is the minimum lot size to build on the property?	Minimum lot area for subdivisions without central water and sewer service - three (3) acres. Minimum lot area for subdivisions with central water and sewer service – one (1) acre. E. Density Requirements Maximum of one dwelling unit per 40,000 square feet
Is there any time limit to build?	building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	Link
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone X - Minimum floodzone hazzard

Link to FEMA website	See image below
Is property wetland?	Not on wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
If YES... (Put the company name and the phone number of the provider)	Jerry Williams Pump & Well Service - +13144795893
If it's in the area (Put the street name where the main water line is located.)	N/A
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	Would need to dig a well
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Show Me Soils - +16366291788
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Available in the area

What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	Ameren Missouri - +18005527583
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	TIMBER RIDGE LANDFILL - +16363212100
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	