



Amenities

- Central Sewer
- Two Lakes with Common Access
- Wooded and Hilltop Lots
- Common Ground
- Building Sites with Rear Southern Walkout Elevations
- Excellent Bluff Views
- Underground Telephone
- Wide Asphalt Streets
- Underground Electric
- Eureka Fire and Ambulance District
- AAA Rockwood Schools (Geggie Gradeschool, LaSalle Middleschool and Eureka Highschool)
- Northwest Schools (Cedar Springs, House Springs Intermediate, Northwest Valley, Northwest Highschool)

FRED O. THATCHER
Realtor



toll free from Saint Louis

636-451-4600

FRED O. THATCHER REALTORS
P. O. Box 78
Labadie, MO 63055



4+
ACRE
Homesites

A Spring Creek Farm & Land Co. Development

offered by
FRED O. THATCHER

Lot Prices

March 2009

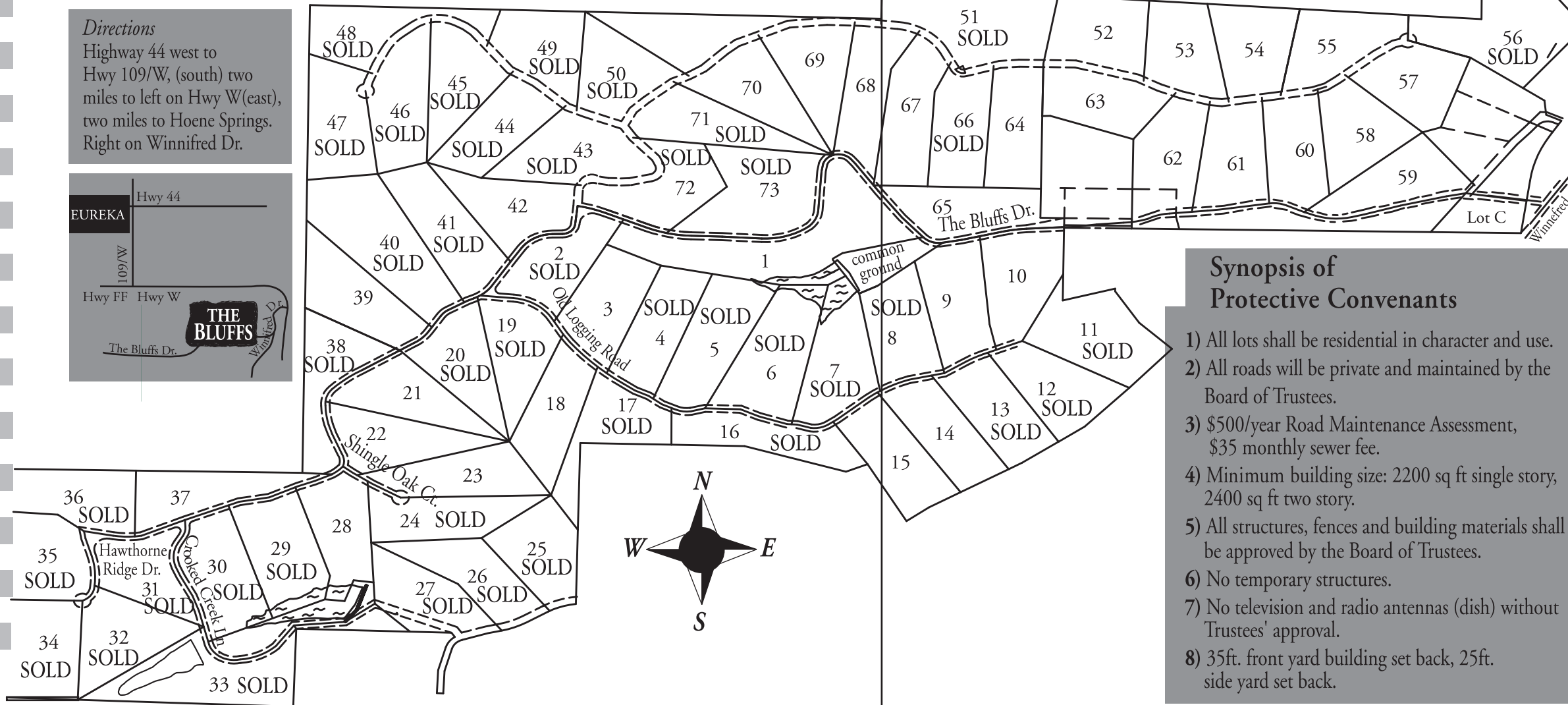
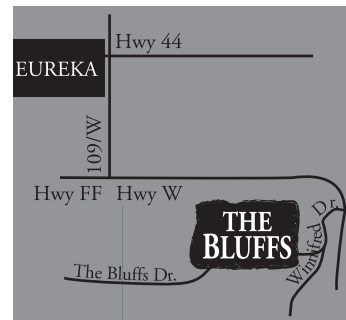
The Bluffs Plats 1 & 2

Lot	Average	Price	Lot	Average	Price
1	9.26	127,500	39	4.57	64,500
2	4.21	SOLD	40	6.88	SOLD
3	4.34	64,500	41	4.84	SOLD
4	4.12	SOLD	42	4.31	64,500
5	5.13	SOLD	43	5.15	SOLD
6	5.61	SOLD	44	4.05	SOLD
7	4.85	SOLD	45	4.11	SOLD
8	4.12	SOLD	46	4.64	SOLD
9	4.41	71,500	47	4.41	SOLD
10	4.55	66,500	48	4.07	SOLD
11	5.2	SOLD	49	4.04	SOLD
12	4.09	SOLD	50	4.1	SOLD
13	4.11	SOLD	51	6.51	SOLD
14	4.08	68,500	52	4.24	64,500
15	4.3	67,000	53	4.04	64,500
16	4.07	SOLD	54	4.09	64,500
17	4.05	SOLD	55	4.22	67,000
18	4.06	66,000	56	7.32	SOLD
19	4.05	SOLD	57	4.07	73,000
20	4.05	SOLD	58	4.06	80,000
21	4.04	67,000	59	4.09	85,500
22	4.04	67,000	60	4.02	74,000
23	4.03	65,000	61	4.26	67,500
24	4.02	SOLD	62	4.47	67,000
25	4.01	SOLD	63	4.06	89,000
26	4.01	SOLD	64	4.08	64,500
27	4.23	SOLD	65	4.42	80,000
28	4.02	64,500	66	4.03	SOLD
29	4.89	SOLD	67	4.48	74,000
30	4.9	SOLD	68	4.17	65,000
31	4.07	SOLD	69	4.1	65,000
32	4.37	SOLD	70	4.2	65,000
33	6.06	SOLD	71	4.09	SOLD
34	4.34	SOLD	72	4.61	SOLD
35	4.06	SOLD	73	6.12	SOLD
36	4.04	SOLD			
37	4.07	77,500			
38	4.23	SOLD			

The Bluffs is designed for the individual wishing to build their own home.

Construction of one's residence is not a requirement of lot sale, and there is no time limit to build.

Directions
Highway 44 west to Hwy 109/W, (south) two miles to left on Hwy W(east), two miles to Hoene Springs. Right on Winnifred Dr.



Engineering and Surveying

N.J. Wunderlich & Company: 636-583-8400

Title Company

Franklin County Title Company: 636-938-4411

Lender

Bank of Sullivan: 1-800-645-3191

Synopsis of Protective Covenants

- 1) All lots shall be residential in character and use.
- 2) All roads will be private and maintained by the Board of Trustees.
- 3) \$500/year Road Maintenance Assessment, \$35 monthly sewer fee.
- 4) Minimum building size: 2200 sq ft single story, 2400 sq ft two story.
- 5) All structures, fences and building materials shall be approved by the Board of Trustees.
- 6) No temporary structures.
- 7) No television and radio antennas (dish) without Trustees' approval.
- 8) 35ft. front yard building set back, 25ft. side yard set back.

Prices and lot acreages are not warranted and subject to change without notice. We assume no liability for errors.