

**ED HOLTHAUS REALTY LLC**

**FOR SALE**



**Lot 9B – Saddleback  
Defiance, MO**

**6.649 Acres  
MLS # 19019314  
MARIS LOT 9B  
NATHANS RIDGE TRAIL**

**FOR SALE**

- Located in Saddleback, on Boone Ridge Trail
- 70 Acre Lake
- Beautiful Wooded Lots
- Blacktop Roads
- Great Location Across from Daniel Boone Home
- Many Other Lots to Choose from See Attached List
- Lots 6, 6C & 6D must be Subdivided prior to Closing  
This Could Take 3 to 4 months to Accomplish

**Price: \$25,000 per acre**

*For more information, please contact:*

**Ed Holthaus  
Cell: 314-378-0060  
ed@ehrstl.com**

Ed Holthaus Realty LLC  
18102B Chesterfield Airport Road  
Chesterfield, MO 63005-1117  
Cell: 314-378-0060  
Office: 636-532-2171  
Fax: 636-532-1920  
[www.ehrstl.com](http://www.ehrstl.com)

Licensed in Missouri & Illinois



## EXHIBIT A

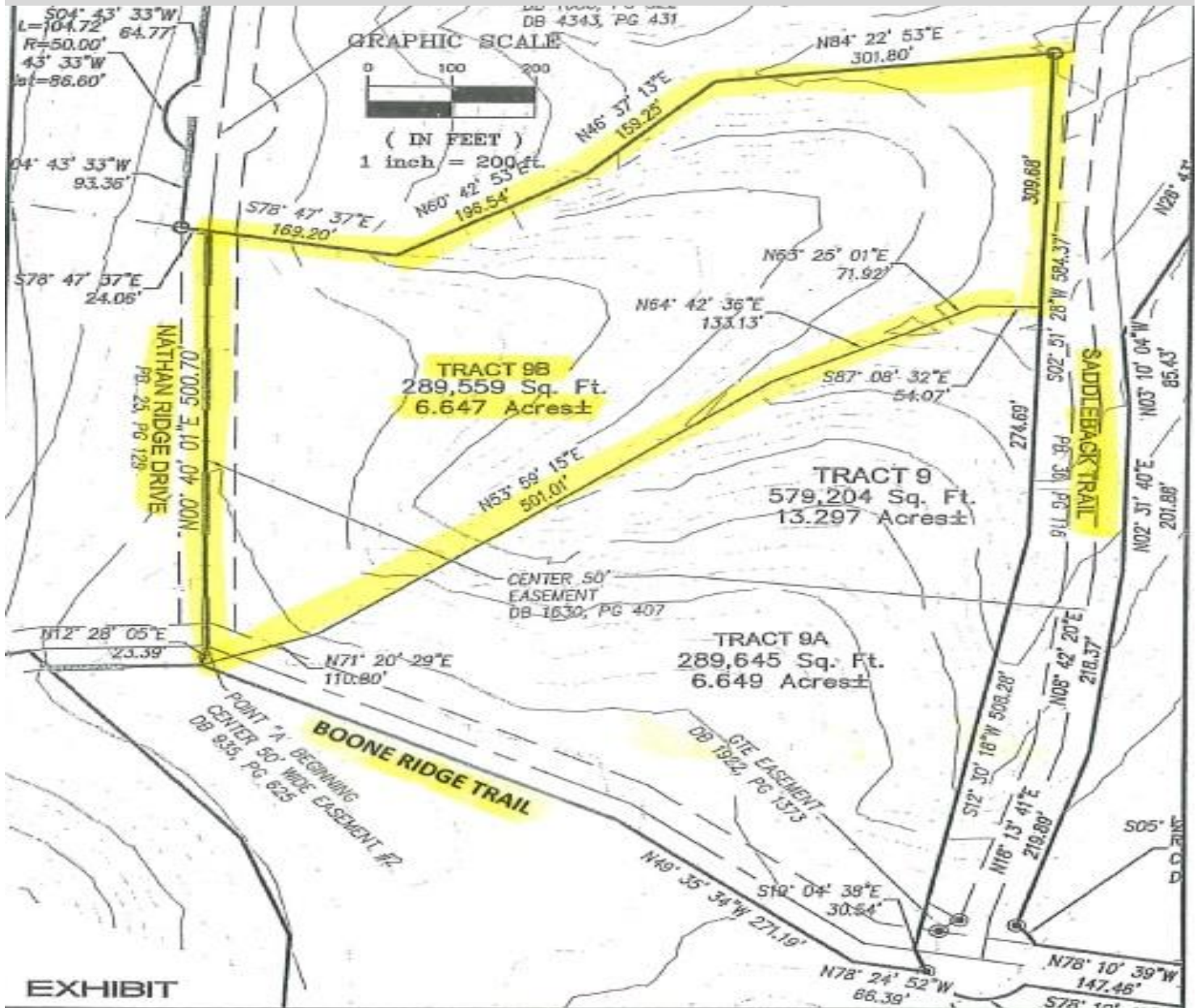
| Tract | Owner      | Account          | Parcel ID                            | Address                        | Acreage<br>As<br>Surveyed | Sale<br>Price |
|-------|------------|------------------|--------------------------------------|--------------------------------|---------------------------|---------------|
| 1     | FOG #1 LLC | 620940A000       | 3-0078-S007-00-0002.0000000          | BOONE RIDGE TRL 63341          | 5.068                     | \$126,700     |
| 2     | FOG #2 LLC | T001300010       | 3-0078-S007-00-0002.9000000          | BOONE RIDGE TRL 63341          | 5.003                     | \$125,075     |
| 6A    | FOG #6 LLC | not yet assigned | not yet assigned                     | 311 BOONE RIDGE TRL 63341      | 5.023                     | \$125,575     |
| 6B    | FOG #6 LLC | not yet assigned | not yet assigned                     | 321 BOONE RIDGE TRL 63341      | 5.026                     | \$125,650     |
| 6C    | FOG #6 LLC | not yet assigned | not yet assigned                     | 331 BOONE RIDGE TRL 63341      | 5.059                     | \$101,180     |
| 6D    | FOG #6 LLC | not yet assigned | not yet assigned                     | 341 BOONE RIDGE TRL 63341      | 5.152                     | \$103,040     |
| 9A    | FOG #9 LLC | not yet assigned | 3-0087-S018-00-0002.0000000(partial) | SADDLEBACK TRL 63341 (partial) | 6.649                     | \$166,250     |
| 9B    | FOG #9 LLC | not yet assigned | 3-0087-S018-00-0002.0000000(partial) | NATHANS RIDGE DR 63341         | 6.647                     | \$166,175     |

*Directions: Take Hwy 94, south of Hwy 64, approx. 3 miles to Hwy F. Turn right on Hwy F & go approx. 3 miles to the Daniel Boone home. Just past the entrance to the Danial Boone home, across the street, is Boone Ridge Trail. Turn right on Boone Ridge Trail to property.*

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**PROPERTY EXHIBIT**

A TRACT OF LAND BEING LOCATED IN FRACTIONAL SECTION 18,  
TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
ST. CHARLES COUNTY, MISSOURI

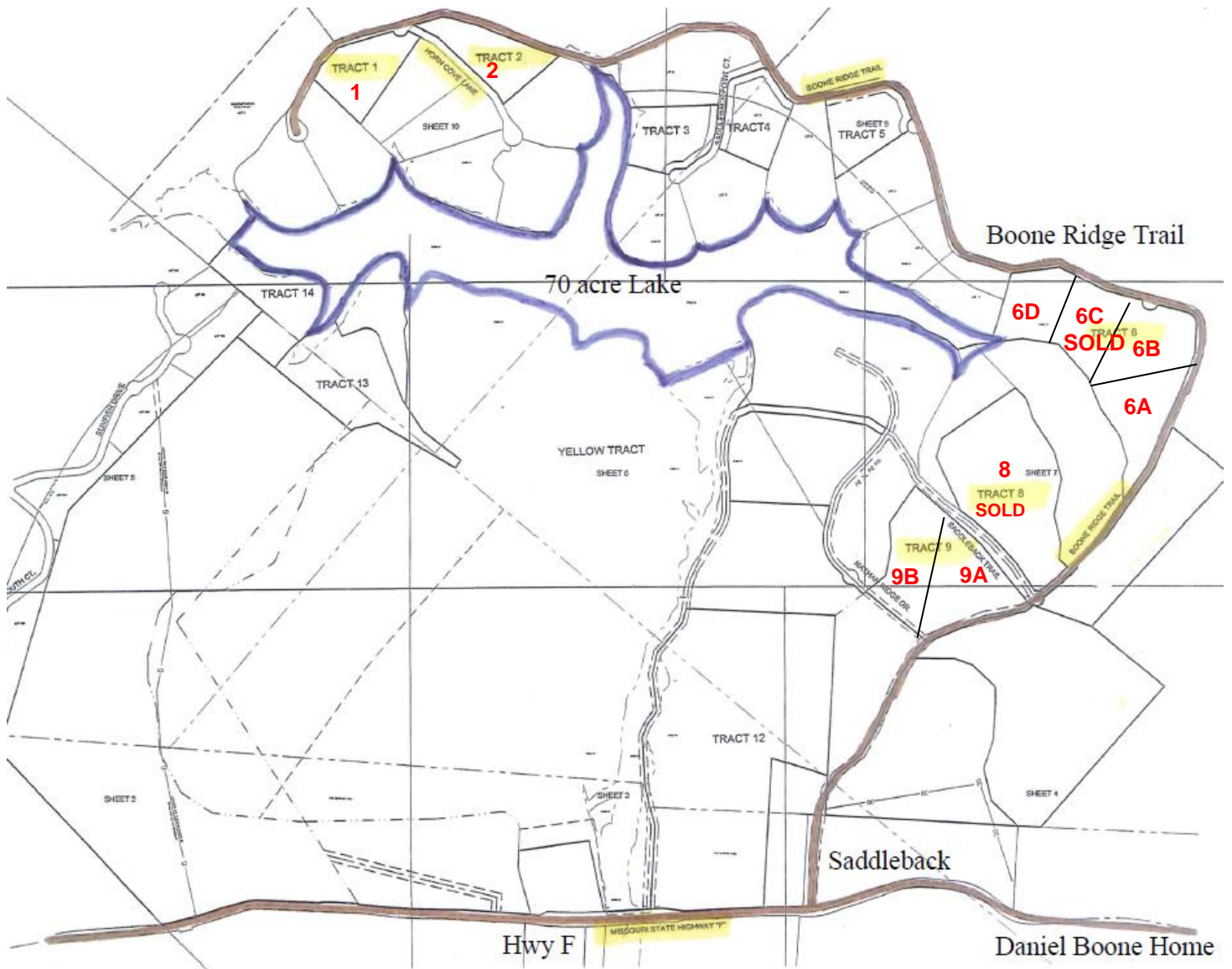
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The information herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker made no representation as to the environmental condition of the property and recommend purchaser's independent investigation.





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