



## **FULL PROPERTY DESCRIPTION - including details on each home**

### **Arnold, MO Real Estate for sale at iAuction**

After having this real estate in our family for more than 80 years, we have decided to sell our family estate at internet-only auction. Sellers: Richard and Wanda Simpson Trust

**Bidding ends, Wednesday, May 29th at 10 AM.**

Attention Real Estate Investors – don't miss out on this great opportunity! This property in the heart of Arnold, MO offers 2.728 surveyed acres and three single-family homes. The premium location next to the Arnold Recreation Center, Public Library and Jefferson College also provides easy access to Hwy 141 and I-55.

This longtime family estate allowed multiple generations to live near one another. The possibilities are many with this property – You may choose to live in one of the homes and rent the other two or use all three homes as income producing properties. Buyer may also pursue a Conditional Use Permit for other building opportunities. All required documents to be submitted with Conditional Use Permit application to the Arnold Planning Commission. Zoned R-4 allows for multi-family homes and villas pending Planning Commission approval process.

### **Property Highlights:**

- Attention Real Estate Investors!
- 3 Homes sitting on 2.728 surveyed acres
- Premium location!
- Road Frontage
- Great access to Hwy 141 and I-55
- Next to the Arnold Recreation Center, Public Library and Jefferson College
- Income potential as rentals
- Zoned R-4





## HOME #1 (Larger brick house)

**1669 Missouri State Road  
Arnold, MO 63010**

This lovely brick ranch home sits at the end of the long driveway with a huge front yard and nice sized level backyard. The spacious living room is flooded with natural light from the large windows. The dining room is sized for entertaining and is open to the kitchen. There are 3 bedrooms and 2 full baths on the main level. There's additional finished living space in the walkout lower level including a family room, kitchenette/laundry, hobby room, sleeping room, workbench, bathroom and storage. There are two fireplaces in the home – one on each level. The breezeway provides covered entry from the 2-car garage.

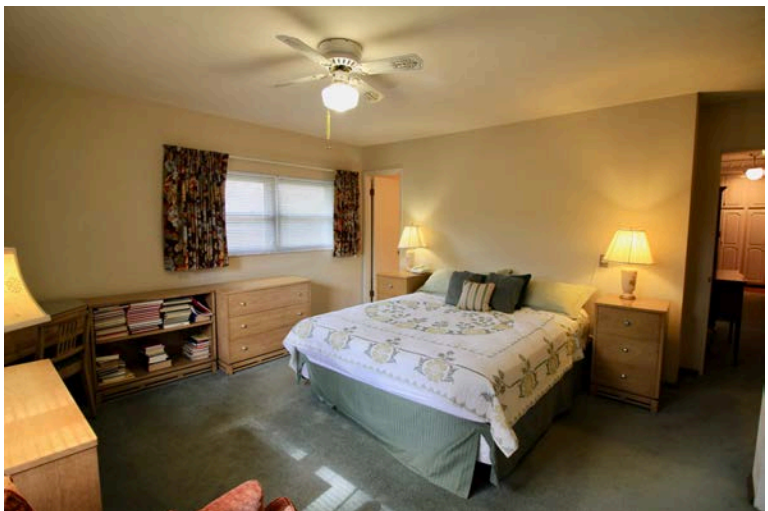
Room	Dimensions	Level	Flooring	Window Treatments Included
Living Room	24' 4" x 15' 10"	Main	Carpeting	Yes
Dining Room	20' 4" x 11' 8"	Main	Laminate	Yes
Kitchen	11' 6" x 12' 6"	Main	Laminate	Yes
Master Bedroom	15' 4" x 16'	Main	Carpeting	Yes
Bedroom #2	11' 6" x 14'	Main	Carpeting	Yes
Bedroom #3	8' 4" x 9' 4"	Main	Carpeting	Yes

Year Built	1964		Tax ID:	02-6.0-24.0-006-012
Above Grade Sq.Ft.	1,768 (per county records)		Tax Year 2018	Tax Paid \$2,166
Total Living Area	3,094 (per county records)		Legal Description	US Survey 2991 PT Lot 14
School District	Fox C-6		Garage Sq.Ft.	576

The data within this report was compiled by CoreLogic from public and private sources. The data is deemed reliable but is not guaranteed. The accuracy of the data contained herein can be independently verified by the reader with the applicable county or municipality.







## HOME #2 (Red House)

**1671 Missouri State Road  
Arnold, MO 63010**

This ranch home has a terrific layout and nice yard. The large living room enjoys big windows and a stone fireplace. It adjoins the sunroom that provides casual seating and dining space lined with windows giving full view of the surrounding trees. The dining room is perfectly sized for entertaining and is open to the kitchen. The main floor is complete with three bedrooms and a hall bath. The basement is unfinished but has a designated workshop area, laundry area, bathroom, plenty of storage space and a two-car garage.

Room	Dimensions	Level	Flooring	Window Treatments Included
Living Room	23' x 15'	Main	Carpeting	Yes
Dining Room	13' 5" x 13' 4"	Main	Carpeting	Yes
Kitchen	13' 4" x 9' 7"	Main	Vinyl	Yes
Bedroom #1	12' 10" x 11'	Main	Carpeting	Yes
Bedroom #2	12' 2" x 11' 4"	Main	Carpeting	Yes
Bdrm #3 / Office	8' 6" x 7' 10"	Main	Carpeting	Yes
Sunroom		Main		

Year Built	1955		Tax ID:	See below *
Above Grade Sq.Ft.	1,744 (per county records)		Tax Year 2018	Tax Paid: See below *
Total Living Area	1,744 (per county records)		Legal Description	See below *
School District	Fox C-6		Garage Sq.Ft.	600

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## HOME #3 (Small Brick House)

**1661 Missouri State Road  
Arnold, MO 63010**

This charming brick home has hosted families since 1939. The living room has historical touches with the centered fireplace and high stained-glass windows. The doorways and trim work reflect the era of the home as well. The dining room is open to the living room which gives lots of space for gatherings or family time. The small kitchen is brightened by two windows and a white tile backsplash. The hall bathroom serves the two bedrooms on the main level. The staircase off the dining room leads up to the 2<sup>nd</sup> floor. This space is divided into an open area around the staircase and a separate room that could be used as a bedroom, TV room or office space. The basement is unfinished but provides a designated laundry area and plenty of storage space. There is also a detached 3-car garage conveniently located behind this home.

Room	Dimensions	Level	Flooring	Window Treatments Included
Living Room	20' x 11' 3"	Main	Carpet	Yes
Dining Room	15' 4" x 10' 8"	Main	Carpet	Yes
Kitchen	12' x 8' 9"	Main	Vinyl	Yes
Bedroom #1	12' 9" x 11' 5"	Main	Carpet	Yes
Bedroom #2	11' 4" x 10'	Main	Carpet	Yes
Addtl space upstairs		2 <sup>nd</sup>		

\*Tax Records combine the two homes on ONE County tax record. Street Addresses: 1661 and 1671 Missouri State Road, Arnold, MO 63010. The tax information shown below is for both residences.

Year Built	1939		Tax ID:	02-6.0-24.0-4-006-013 *
Above Grade Sq.Ft.	1,128 (per county records)		Tax Year 2018	Tax Paid \$2,585 *
Total Living Area	1,128 (per county records)		Legal Description	US Survey 2991 Pt Lot 14 &
School District	Fox C-6			PT NE PT Lot 2 in Lot 14 of
				US Survey 2991 *

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For more information or to view the property, contact Sandy Brown (314) 565-5600.  
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