



Cort Dietz
 CORT Real Estate - Dietz, Walters & Copanas
 CortDietz@icloud.com
 Ph: 314-623-6200

Property 360 Property View w/Map

3041 Meyer Road, Festus, Missouri 63028

Listing

MLS#: **25065562**
 List Date: **09/29/2025**
Recent: 03/20/2026 : Back On Market : PND->ACT
 County: **Jefferson-MO**
 Muni/Twp: **Unincorporated**
 Prop/Sub Type: **Residential Income/5 +Units**
 Subdivision: **Tatoga Heights 08**

Status: **Active**
 Expected Dt:
 Curr Price: **\$1,150,000**
 Orig Price: **\$1,199,000**
 CDOM/DOM: **112/112**
 Exp Date: **04/30/2026**



General Information

Style: Other	Yr Built/Est. Age: 1988/38	New Const: No
Beds/Baths: 0	# Units:	# Buildings: 1
Unit #:	Comm Units: 24	Tenant Pays:
Sct/Twn:	Lot SqFt: 12.14	Lot Size: 12.140 ac (Public Record)
Lot Dim:	SqFt Total:	Sqft Below:
SqFtAbv/PSF: 2,316/\$496.55	Area: 399 - Desoto	High School: Desoto Sr. High
Schl District: Desoto 73	J High School: Desoto Jr. High	
Elem School: Vineland Elem.		

Units

# Units	Type	Beds	Baths	Rent	Description
19					

Features

Fireplace YN: No	Fire Tag Rq:	Units Cmplx:
Appliances: Water Heater - Electric		
Flooring:		
Basement: No		
Inclusions: Building, Land		

Additional Features

Parking: Assigned	Attached Garage: No
Garage: No/0	Carpport: No
Construction: Other	Foundation:
Waterfront:	Waterfront YN: No
Pool: Pool: No - Private: -Features:	
Disclosures: Flood Plain No	

Systems & Utilities

Cooling: Central Air, Electric	Sewer:
Heating: Electric, Forced Air	Water: Public

Public Remarks

Manufactured Housing Community encompassing 12 ACRES (+-)! Unique opportunity to own a multi-tenant property in a great location near Hwy 67. Includes 6 manufactured homes (4 single wide and 2 Dbl wides) and 1 site-built home, plus 4 rented homesites. There is an additional single wide that is gutted and ready to rehab. Each of the homes that has been rehabbed were taken down to studs and joists. New everything including all new decking, drywall, kitchens with granite, baths, HVAC units, WH, appliances, windows etc. Most have new siding and roofs as well. These are rock solid homes. Also includes 8 empty lots with pads that more homes can be added or you can just rent them out for homesites for manufactured homes (all have water/sewer/electric and two have updated pads for 16x80). There are 4 homesites rented for \$375 per month and the rented homes range from \$975 to \$1850. There is also an additional homesite on Meyer road that is included. Do not disturb tenants!

Financial Information

2nd Mrtg: **No** **G Op Inc: \$120,000**
Op Exp Include **Conces CoiTrue**
 Listing Terms: **Cash, Conventional**

Association Information

HOA YN: **No** Assoc Fee: Fee Freq:

Legal/Taxes

Parcel ID: [18-5.0-22.0-0-000-009](#)
 Taxes: **\$2,543.00** Tax Year: **2024** Prop Asd Cty Tx: **Yes**
 Legal Desc: **TATOGA HGTS 2: LOT 4 & HAPPY HOLLOW MHP: LOT 23 & 25 (94/18) & TAXTI 2: LOT 1B (210/7A) & HAPPY HOLLOW MHP 2: LOT 26B (179/23B) & PT SE1/4 NW4**

Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent, List Agent Accompany**
 Showing Phone: **314-623-6200**
 Showing Rmrks: **Contact listing agent - agent must accompany - 314-623-6200**

Listing/Contract Info

Listing Service: **Full Service** Listing Agreement: **Exclusive Right To Sell** Possession: **Close Of Escrow**
 Special Listing Conditions: **Standard**
 Licensee Assisting Seller: **Seller's Agent** Seller Concessions: **Yes**
 Realtor Remarks: **See supplements for all included parcels. Please contact listing agent for showings as he must accompany. Send your offer to cortdietz@icloud.com. Seller will use True Title, LRausch@TrueTitle.com. Please insert into special agreements the following: "Buyers and Sellers commit to closing transaction before 10:30am on day of closing." DO NOT SPEAK TO OR OTHERWISE DISTURB TENANTS**

Agent/Broker Info

List Office: [RE/MAX Best Choice \(RMBC02\)](#) List Agent: [Cort Dietz \(CORDIETZ2\)](#)
 Office Phone: **636-931-7272** Off License #: **2001005105** Contact #: **314-623-6200**
 Office Fax: **636-931-5116** LA Email: CortDietz@icloud.com
 Address: **1510 Parkway W, Festus, MO 63028** LA License #: **2024048317**

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Photos





