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**Online Only Real Estate Auction**  
**247 Royce Drive, Ferguson, MO 63135**

**2BR/1BA HOME**  
**FULL BASEMENT**  
**0.18± ACRES**



***Bidding Closes: 6PM***  
***Wednesday, May 27, 2026***

***Viewing: 2:30-4:30PM***  
***Sunday, May 24, 2026***

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**County:** St. Louis ♦ **2025 Taxes:** \$1,226

**Parcel Number:** 12H-64-0281

**Exemptions:** None

**Zoning:** Single Family

**Total Lot Size:** 0.18± Ac

**Schools:** Griffith Elementary & McCluer HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# 247 Royce Drive Property Information

2BR/1BA ~ 875± Total Finished SF ♦ Year Built: 1957 ♦ Forced Air Heating ♦ Central A/C ♦ Gas Furnace  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker



Opportunity awaits in the established Northland Hills neighborhood of Ferguson with this 2BR/1BA brick ranch-style home with attached garage. Perfectly positioned for investors or an owner occupant looking to build equity, this residence features a spacious, light-filled living room with large front windows and a functional eat-in kitchen that exits to the fenced back yard through a covered back porch. The main level offers two well-sized bedrooms and a customizable full bathroom, while the expansive full basement provides immense potential with a bonus room suitable for a possible third bedroom. There is ample storage and utility space including a cedar closet. This home is a blank canvas ready for the finishing touches that will maximize its full market potential.

