

Professional Real Estate Auctions By:

**Adam's**

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## Online Only Real Estate Auction

247 Royce Drive, Ferguson, MO 63107

**2BR/1BA HOME**

**FULL BASEMENT**

**0.18± ACRES**



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

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

Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions

**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 with this 2BR/1BA property offering great potential to add your own creativity on a 0.18± acre lot in the established Northland Hills neighborhood of Ferguson. This home is ready for updates and finishing touches to maximize its potential. The main level offers a spacious, light filled living room with large front windows and an eat in kitchen that provides direct access to the screened in back porch, adding valuable indoor/outdoor living space. Two well sized bedrooms share a full bathroom that can be customized to suit any style. A full basement expands the possibilities with a bonus room that could serve as a third bedroom, plus ample storage and utility space. Conveniently located near schools, parks, shopping, dining, and local amenities, this property is ideal for investors or buyers looking to add value.

