

# WELCOME TO

## LOTS #1-6, 00 YAGER DRIVE

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**ADDRESS:** Lots #1-6, 00 Yager Drive, Monroe City, MO 63456

**PRICE:** \$110,000

**SCHOOLS DIST:** Monroe City

**TAXES:** \$453

**TAX YEAR:** 2024

**HOA FEES:** N/A

### PROPERTY HIGHLIGHTS:

- Six Building Lots
- Quiet, Small-Town Community
- Monroe City
- Near Mark Twain Lake
- Ralls County

### PROPERTY DESCRIPTION:

Six residential building lots are for sale in the quiet community of Monroe City, Missouri. These lots are conveniently located within the town, providing access to city utilities, and are ready for new construction. There is ample space available for single-family homes, duplexes, or spec builds. Situated on a quiet street with friendly neighbors, the lots offer easy access to schools, parks, and the downtown area.

Monroe City is a charming small town nestled in northeast Missouri, just a short drive from Mark Twain Lake. The lake provides opportunities for boating, fishing, and camping, making it an ideal location for those who enjoy outdoor recreation.

These lots are ideal for builders, investors, or anyone seeking to be part of a thriving community. Whether you plan to build to sell or to reside, the location and setup are suitable for both options.



**PRESENTED BY:**

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