



11.81± Acres: An Ideal Canvas for a Dream Home, Recreation, & Hunting - Warren County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyha.com



PROPERTY ADDRESS:
00 Donegal Court
Warrenton, MO 63383

PRICE: \$350,000
ACRES: 11.81±
COUNTY: Warren

PROPERTY HIGHLIGHTS:

- 6± acres restricted
- 5.81± acres unrestricted
- Mix of cut grass & mature hardwoods
- Wet weather creek
- Buried electric and fiber internet
- Flat build site
- 2.5 miles to Warrenton
- Youth athletic fields nearby
- Construction of new elementary school 1.3 miles away
- Minimal restrictions maintaining value
- Access to 5.81 off township line road

PROPERTY DESCRIPTION:

Build, recreation, hunt... Finding a smaller property that meets all those needs is becoming increasingly rare! Welcome to this 11.81± acres located just 2.5 miles north of Warrenton. A blank slate ready for you to build your dream home and enjoy nearly every acre as you desire. The property includes 6± premium acres in the desirable Ballyglen Estates and 5.83± acres of unrestricted land directly adjoining it. The 6± acres have minimal restrictions to help preserve property values while still offering the freedom to use the land as you wish. You'll enjoy a rural feel while staying close to amenities. Youth athletic fields sit just across Highway 47, and a new elementary school roughly 1.3 miles away is under construction with completion scheduled for 2027. With quick and easy access to I-70, the location is a definite plus. Buried electric and fiber internet are already in place on each 3± acre lot making up the front 6± acres. A soil test has been performed on the back 3 acres of the 6, including a septic system design, and was to be submitted to the Warren County Building Commission. The land transitions from manicured grass to mature hardwoods, tapering down to a rock bed wet weather creek. There's also potential to add an additional access point to the back 5.81± acres from Township Line Road. With 11.81± acres, there's room for recreation and hunting, plenty of deer sign, including tracks and trails, can be found throughout the property. Come build your dream home on this expansive property, where you can spread your wings and enjoy rural living while still having the convenience of nearby amenities!



PRESENTED BY:

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oad / Trail Boundary 1 Stream, Intermittent River/Creek Water Body

Klingler
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals