



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

# 3.47 Acre Vacant Lake View Building Lot for Sale - Warren County

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

**PRICE IMPROVED**



**PROPERTY ADDRESS:**  
10678 Churchill Downs Rd.  
Marthasville, MO 63357

**PRICE:** \$174,999  
**ACRES:** 3.47  
**COUNTY:** Warren

## PROPERTY HIGHLIGHTS:

- Lake view lot
- Electric buried
- Paved private road
- Walkout lot
- Beautiful views
- Close to Washington, and Augusta
- Close to Katy Trail
- Close to shops

## PROPERTY DESCRIPTION:

Welcome to this stunning 3.47-acre lot, ready for your dream home and the builder of your choice. This property adjoins one of the community's scenic lakes, offering breathtaking views. Electricity is already on site and buried for a clean and convenient setup.

Ideally located, this lot provides the perfect balance far enough from the big cities for peace and privacy, yet close to all the amenities you need. Enjoy exploring the charming town of Washington, the scenic Katy Trail, historic Augusta, the Missouri River, and numerous small town shops nearby.

This exceptional homesite has so much to offer come take a look today!



**PRESENTED BY:**

**JESSE 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