



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

Warren County Missouri Residential iAuction - Conoyer Properties

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



BIDDING ENDS TUESDAY, JANUARY 17TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

31091 & 31089 Peaceful Ridge Ln.
Jonesburg, MO 63351

ACRES: 6

COUNTY: Warren

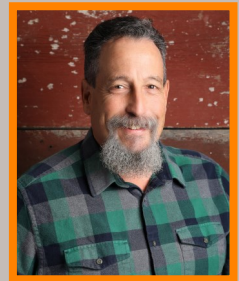
AUCTION DETAILS:

Open House Saturday, December 17th 11AM to 1PM & Saturday, January 14th 11AM to 1PM.

Bidding Ends Tuesday, January 17th at 10AM.

Two nice properties conveniently located on Peaceful Ridge Lane with lake frontage and just minutes from Jonesburg and the Daniel Boone Conservation Area. The two houses share a well and septic and an agreement for maintenance will be available for interested parties to view. Please reach out to Eric for more information. If you're looking for country living, or a weekend getaway be sure to check these properties out.

Tract 1: Rustic home on a 3± acre waterview and lake access lot! Spacious home with brand new roof and freshly painted exterior. This home sits overlooking a beautiful, private shared lake (Access to the lake is by easement over Tract 2). Beautiful views, lots of space and a big deck for your parties and barbecues make this a great weekend getaway. A large stone fireplace in the great room and a wood burning furnace, help make this home cozy on a cold winter night. Partially finished, walk-out lower level has an extra bedroom and bath as well as a bar and a space that is set up and ready for your new hot tub! There is a metal shed with a concrete floor and electricity to store your toys or work on your projects.



PRESENTED BY:

ERIC MERCHANT

Real Estate Consultant

M: (314) 541-1218

P: (855) 573-5263 x730

E: emerchant@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com

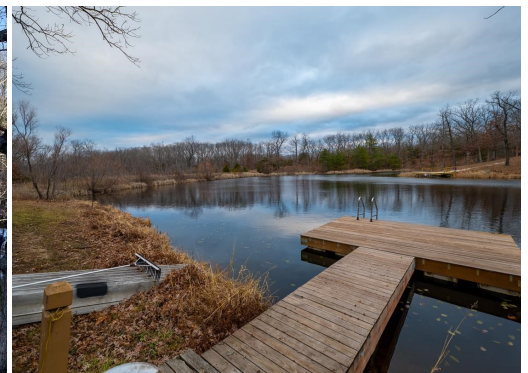


Warren County Missouri Residential iAuction - Conoyer Properties

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

This would make a great year-round home or your second home. Just minutes from conservation ground, Hermann and only 10 minutes from Jonesburg and I-70. Address: 31091 Peaceful Ridge Lane, Jonesburg, MO 63351

Tract 2: 3± acre waterfront lot with an A-frame cabin! Cabin needs new flooring but has a new roof and a new deck. Lower level is partially finished and walks out to a patio overlooking a private, shared lake. The foundation has been repaired and waterproofed. Just needs flooring and appliances and you have a perfect weekend get-away! Hundreds of acres of conservation ground just down the road. 20 minutes to Hermann and 10 minutes from I-70 and Jonesburg. Opportunities like this are rare. Address: 31089 Peaceful Ridge Lane, Jonesburg, MO 63351



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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

Warren County Missouri Residential iAuction - Conoyer Properties

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



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.