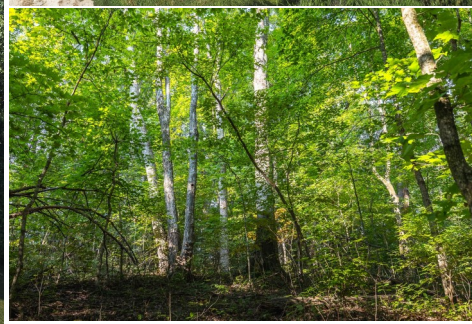


WELCOME TO LOT #6 00 DONEGAL COURT

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com • www.trophypa.com



ADDRESS: Lot #6 00 Donegal Court; Warrenton, MO 63383

PRICE: \$119,970

SCHOOLS DIST: Warren County R-III

TAXES: \$188

TAX YEAR: 2024

HOA FEES: \$300 Annually

PROPERTY HIGHLIGHTS:

- 3±- Acre Lot
- 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

PROPERTY DESCRIPTION:

Looking to build on acreage with minimal restrictions allowing you the freedom to use your property while still protecting its value? Look no further! This premium 3 acre, partially wooded lot is ready for your dream home. Located in the desirable Ballyglen Estates, just 2.5 miles north of Warrenton, you'll enjoy the peace of rural living with modern conveniences close by. This growing area offers youth athletic fields right across Highway 47, and a new elementary school is under construction roughly 1.3 miles away projected to be completed in 2027. Underground utilities are already in place, including electric and fiber internet. The land features a flat, well-manicured front that transitions into mature hardwoods, rolling gently down to a scenic rock bottom wet weather creek at the back. With quick, easy access to I-70, this is the perfect place to build your new home. Come see it today!



PRESENTED BY:

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Warren 3 acre
 Missouri, AC +/-

