

87± Acre Vacant Development Land/ Estate Property for Sale - Warren County

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PROPERTY ADDRESS:

23798 S State Highway 47
 Warrenton, MO 63383

PRICE: \$1,300,000

ACRES: 87.2

COUNTY: Warren

PROPERTY HIGHLIGHTS:

- Development Ready!
- County Water on Property - Rated for Development
- MODOT Approved Entrance Apron
- 2.5 Acre Lake
- Build Your Estate
- Perfect for Lots
- 60x60 Machine Shed

PROPERTY DESCRIPTION:

Great opportunity to invest in your future estate or a development ready property. These 87 acres have already been prepped for development with a MODOT approved apron to Highway 47 that can support multiple households. County water has also been pulled 700' onto the property, capable of serving multiple homes. There is a long, open ridge covering the front 2/3 with 55 acres of hay field. Then you will walk through an old cedar fence row to find a crystal clear, 2.5 acre lake. Beyond that, a perfect building site overlooking the lake and surrounded by mature trees. When you take a stroll through woods you'll see massive oaks and hickories along a wet weather stream. There is 60x60 machine shed and 1100 square foot ranch home as well. Come see this great opportunity to invest in 87 acres, on black top, ready to divide and develop, or build your private estate.



PRESENTED BY:

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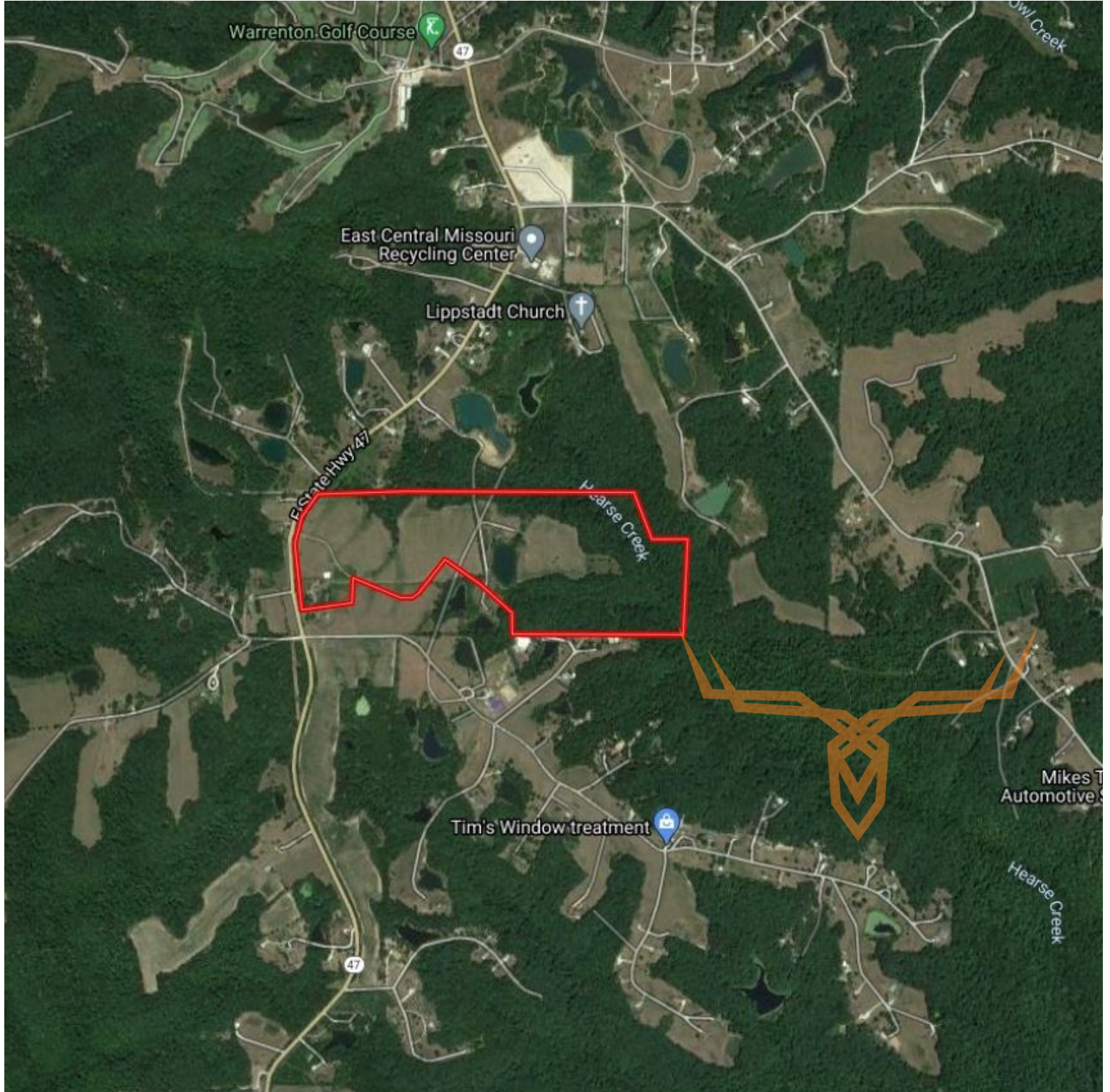
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals