

# FOR SALE

## 3 Acres, Lot 11 ~ Ballyglen Estates



### GORGEOUS CUSTOM HOME SITE!

- Wooded acreage
- Lays great, gently rolling
- Ideal building ground
- Plenty of road frontage
- Newer Subdivision
- 1,800 sq. ft. minimum, no mobiles, other restrictions apply.
- Warrenton School District

\*Taxes \$188 for 2016

\*Assessments \$300 yearly (2017)

**LOT SIZE: 3.0 ACRES**

**PRICE: \$34,900**

**BALLYGLEN ESTATES  
WARRENTON, MO 63383**

Beautiful gently rolling wooded acreage. Ideal for building your new custom home! Plenty of room for recreation. Great location, just off North Hwy 47 and 2.5 miles from Interstate 70.

**Directions:** Take Hwy 70 West to the Warrenton exit, #193. Turn right onto Hwy 47. Continue 2.5 miles to Township Line Rd on left. Turn left and continue 3/10 mile to property entrance on right. Proceed on Emerald Meadows Drive to left on Rosedon Court the property is accessible from both roads.  
**Watch for the Westbound Real Estate sign.**

For more information please contact:  
**Philip Reid 636-456-5922 or 314-486-8642**

