



# Affordable Residential Development Opportunity for Sale - Morgan County

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

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**PRICE IMPROVED**



**PROPERTY ADDRESS:**  
00 Wellington Lane  
Laurie, MO 65037

**PRICE:** \$270,000  
**ACRES:** 11±  
**COUNTY:** Morgan

**PROPERTY HIGHLIGHTS:**

- 27 platted lots
- No Planning and Zoning
- County water
- County Sewer
- Electric
- High-Speed Fiber Internet
- Build Friendly topography
- Great Location
- Morgan County R-II Schools

**PROPERTY DESCRIPTION:**

Are you a developer looking for a prime opportunity in Morgan County, Missouri near Lake of the Ozarks? Welcome to Wellington Woods! These 27 build friendly lots located in Laurie, MO can be your new residential development project. Unburdened by planning and zoning restrictions, this property offers exceptional framework for your creative endeavors. The terrain here is exceptionally friendly to builders. With a gently rolling landscape and no major topographical challenges, your housing development dreams can come to life with ease compared to most of the county's topography and the expenses that come with it. Infrastructure is key to a successful development, and this property has it all. County water and sewer is readily available, eliminating the need for expensive and time-consuming well and septic installations. Additionally, electric connections are also available, making it less of an expense to power your new community. The demand for affordable housing is on the rise around the lake. This presents a tremendous endeavor for you, the developer, to meet a pressing need in the community while also realizing a profitable venture. Your project can make a lasting impact on the lives of local residents in this growing community. Don't miss out on this unique chance to reap the benefits of a well-planned development. Whether you're an experienced developer or someone with a passion to build a vibrant community, this property is the canvas for your vision. Opportunities like this do not come around often in this area.



**PRESENTED BY:**

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**TROPHY**  
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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