

**71 Mission Hills Lane**  
Camdenton, MO 65020



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**MLS# 3572161**



Seller has completed the following during their ownership of  
71 Mission Hills Lane, Camdenton MO

- 1) \$6,000 in tree removal
- 2) \$2,000 well repair/activate/winterize
- 3) \$9,000 in excavation, gravel, and debris removal
- 4) \$7,000 Reinhold Electric (Garage) added new Electric pole from road, new panel box, wiring, lights, outlets (Wooded Studio) new wiring, lights, painted building (Paint Building) new electrical panel, wiring, lights, outlets,
- 5) \$7,000 Metal roof added to wooden studio & building painted
- 6) \$5,000 Bracing Wooden Studio
- 7) \$5,000 miscellaneous such as new locks, lights, fans, yardwork and other repairs



**\$180,000**

This is a unique chance to own a 1+ acre lot with a seasonal lake view in Camdenton, with no HOA restrictions or fees. The original home was lost to a fire and is no longer standing. However, several outbuildings remain intact, including a detached 2 car garage, a large freestanding studio/workshop, and a storage shed, all equipped with new electrical installations. Options are available to connect to public sewer and water or utilize the septic system that is installed. The seller has cleared trees, excavated, laid gravel, and removed tons of debris. A new electric pole was installed on the land. The garage features a new electric service panel, wiring, lights, & outlets, it even has a garage door opener. The studio/workshop boasts a new metal roof, a 200 amp service panel, complete rewiring, and a freshly painted exterior. This expansive parcel offers versatility for a range of purposes, whether you wish to construct a custom home, establish a workshop, or utilize the studio for artistic endeavors. The septic system is approximately five years old, but the seller does not possess any documentation or details regarding the septic system. New well head & freeze proof spigot.



**KELLY BENNETT**

EXP Realty, LLC

For full listing details, please scan:

