

**Part 3 and 4 Timber Ridge (497')
Estates**
Versailles, MO 65084



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MLS# 3576316



\$294,000

Seller is showing motivation by this huge price reduction on this spectacular spacious lakefront lot with 497' of shoreline and 5.5 private acres ready for you to build your dream home! Listing includes 2 parcels lakefront and the second tract is the second tier to build endless memories. Breathtaking views of the Gravois Arm, natural sea wall, with no planning and zoning but the property does have "good protective covenants" for single residential dwellings with potential to develop into lakefront home rentals! . A soil test evaluation was performed and the property is suitable for a conventual septic system. If you are looking for a more private setting then this one just might be the one! Property lines are approximate and are for illustration purposes only.



ANNA M FUCHS

Keller Williams L.O. Realty

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