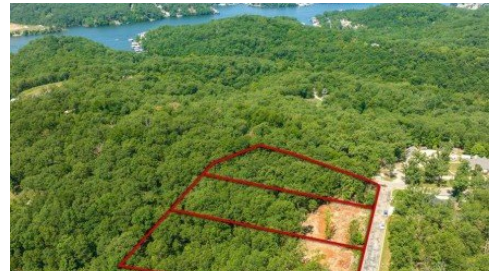


## Lot 37 Chippewa Place Linn Creek, MO 65052



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**MLS# 3577491**



# \$34,900

Location is everything, and this is an exceptional opportunity to build your dream home in one of Linn Creek's most sought-after subdivisions. Lot 37, perfectly positioned at the corner of Matson Road and Chippewa Place, is ready for development with approved plans and completed excavation work. Whether you choose to move forward with the existing plans or customize your vision, this lot offers the ideal foundation. With convenient access to sewer and water, plus a smooth, hill-free drive down Y Road, you'll enjoy effortless accessibility without concerns about terrain affecting property value. Situated between Osage Beach and Camdenton, two of the largest communities in the Lake of the Ozarks area, you'll be just minutes away from shopping, dining, and recreational amenities. Additionally, there's an opportunity to expand purchase the two adjacent lots to create a nearly two-acre parcel at a great price. For more details on all three lots combined, refer to MLS #3577489, or check out the individual listings at MLS #3577494 and #3577490. With its unbeatable location and limitless potential, this property is ready for your next dream project.



**ED SCHMIDT-TEAM**

EXP Realty, LLC

For full listing details, please scan:

