

126 Indian Rock Avenue
Gravois Mills, MO 65037



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MLS# 3583521



\$44,500

Discover this ready-to-build lot overlooking a peaceful pond near the 2nd hole of the Indian Rock Estates golf course. This nearly -acre parcel has been selectively cleared to create a generous building envelope while maintaining privacy, thanks to a natural windbreak and screening on the property lines. Save both time and significant expense essential infrastructure is already in place, including the feed for the shared well and a grinder pump tank for city sewer connection, making this property truly build-ready. The lot s layout easily accommodates a variety of home designs, from slab-on-grade to crawlspace or walkout construction. Power is conveniently located next door, requiring only a single pole to be placed. The property has recently been professionally surveyed, with clearly marked corners, and is subject to City of Laurie housing specifications. This is a shovel-ready opportunity to build your dream home in a tranquil golf course setting with utilities already in place, bring your plans and start building asap!



Richard Mangold

Weichert, Realtors - Laurie Realty

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