

**Emerald Hills Drive**  
Edwards, MO 65326



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**MLS# 3584411**



**\$1,200,000**

An extraordinary development opportunity in a lake area gated community. This offering includes 10 parcels totaling 154+ acres of beautifully wooded landscape with diverse terrain, ideal for creating a luxury lakefront retreat, or thoughtfully designed residential development. With over 6,000 feet of shoreline on Lake of the Ozarks, the property delivers immense waterfront potential & breathtaking views. Infrastructure is in place to jumpstart your vision—electric, waste treatment, and a water well system capable of servicing up to 75 homes. Utilities already available to 8 lots. A 100x50 barn equipped with electric, water, & sewer provides immediate functionality for storage, office space, staging, or on-site operations. To make this opportunity even more turnkey, essential development equipment: John Deere backhoe, John Deere 240 skid steer, Kubota LA805 L4060 tractor with loader and brush hog are included. Whether you envision an investment subdivision, or signature lakefront community, this property offers the scale, infrastructure, and location to bring it to life. Opportunities of this magnitude along Lake of the Ozarks are rare—explore the possibilities today.



**Joanna Boulware**

Better Homes and Gardens Real Estate Lake Realty

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