

**Lot 51a Oleary**  
Kimberling City, MO 65686



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MLS# SOM60319774



**\$40,000**

Spring is in full bloom in Irish Hills--where dogwoods pop, bluebirds nest & your future lake retreat begins to take shape. Now offering an exceptional nearly level/gently sloping build site w/stunning wooded, mountain & seasonal water views in the heart of lake-loving Kimberling City. This is the kind of setting buyers wait for--peaceful, private & surrounded by nature, yet minutes to everything. Tucked inside a quiet residential pocket where kids still ride bikes, neighbors wave as they pass by (often w/a pup or two ), & evenings are filled w/cool lake breezes & the distant call of a whippoorwill. Sunrise coffee, sunset skies--this is Ozarks living at its finest. And when lake days call, you're covered. Optional 3rd party 10x28 boat slip (add'l \$\$) just approx 5 min away creates the ultimate lake-close package. Prefer flexibility? Head to Port of Kimberling Marina for quick/easy access, dry stack options, rentals & all your lake essentials. The homesite itself offers a beautiful approach through a handful of well-kept homes to your own private retreat--complete w/mature hardwoods, abundant wildlife & a sense of calm that's hard to find. Public water/electric (hookup fees apply) & multiple high-speed internet options are available, making your build process that much smoother. With low restrictions (city ordinances), the vision is yours to create--HGTV-inspired kitchen,



**Ann Ferguson**  
Phone: (417) 830-0175  
Keller Williams Tri-Lakes

For full listing details, please scan:

