

**100 Ash**  
Van Buren, MO 63965



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MLS# SOM60319649



**\$1,300,000**

Gated Current River Retreat with 42 RV-Ready Lots in Van Buren Positioned along the scenic Current River within the city limits of Van Buren, Missouri, this rare offering features 42 privately gated lots designed for recreation, relaxation, and investment potential. With approximately 1/2 mile of Current River frontage, this property delivers the kind of access and setting that defines the Ozarks lifestyle. Each lot varies in size and is already equipped with electric, sewer, and water in place, making them fully ready for RV use or future improvements. A secure gated entrance provides privacy for property owners, creating a peaceful and well-maintained environment. Several lots include concrete fire pits, adding to the outdoor experience and making it easy to gather and enjoy evenings by the fire. Whether you are looking for a personal retreat, a family getaway, or an income-producing opportunity, the flexibility here is unmatched, as each lot can also be sold individually. Beyond the individual lots, owners have exclusive access to 30.25 acres of common area, offering space to explore and enjoy the natural surroundings. This shared ground features established ATV and UTV trails winding throughout, giving you room to ride and take in the beauty of the property. Along the back side, a spring-fed creek provides additional recreational opportunities



**Evan Ball**

Phone: (417) 280-1166

Century 21 Combs & Associates

For full listing details, please scan:

