

**Lot 86 Ash**  
Van Buren, MO 63965



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MLS# SOM60319679



**\$60,000**

Gated Riverfront Community Single Lots with Private Access & Amenities Discover an opportunity to own within a thoughtfully designed riverfront community offering convenience, recreation, and long-term value. Each lot is under 9,500 sq ft, making for manageable ownership while still enjoying access to expansive shared amenities. Water, electric, and sewer are available at every lot, allowing you to begin planning your build or setup with ease. Property owners enjoy exclusive access to approximately 30 acres of common area, including an impressive 1/2 mile of Current River frontage. Whether you enjoy fishing, floating, or simply relaxing by the water, this shared space provides a true Ozarks experience. A private boat ramp is also available, giving lot owners direct and convenient river access. The community is secured with a gated entrance, and each owner is provided a key card for added privacy and peace of mind. Select lots include concrete fire pits, perfect for gathering and enjoying evenings outdoors. Along the back side of the property, a spring-fed creek offers additional opportunities for kayaking, exploring, and fishing. This is a rare chance to own a low-maintenance lot while enjoying the benefits of large acreage, river access, and a private, amenity-rich setting.



**Evan Ball**

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Century 21 Combs & Associates

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