

**Lot 96 Ash**  
Van Buren, MO 63965



Powered by lakefrontexpo.com

MLS# SOM60319684



**\$75,000**

Spacious Riverfront Community Double Lots with Gated Access & Shared Amenities Discover the opportunity to own a larger homesite within a private, gated riverfront community designed for both relaxation and recreation. These lots, each over 9,500 sq ft, offer additional space and flexibility while still benefiting from a low-maintenance lifestyle. Water, sewer, and electric are available at every lot, making it easy to begin building or planning your ideal retreat. Property owners enjoy access to approximately 30 acres of shared common area, including an impressive 1/2 mile of frontage along the Current River. This provides endless opportunities for fishing, floating, and enjoying the natural beauty the Ozarks are known for. A private boat ramp is also available exclusively for lot owners, offering convenient and direct access to the river. The community is secured with a gated entrance, and each owner is provided with a personal key card, ensuring both privacy and peace of mind. Along the back side of the property, a spring fed creek winds through the landscape, creating a perfect setting for kayaking, exploring, or simply enjoying the sound of running water. These larger lots offer the perfect balance of space, access, and amenities, making them an excellent choice for those looking to invest in a scenic and well-planned Ozarks community.



**Evan Ball**  
Phone: (417) 280-1166  
Century 21 Combs & Associates

For full listing details, please scan:

