

# Tract 2 Webster County Line Conway, MO 65632



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MLS# SOM60320267



## \$40,000

Welcome to your dream build site -- a beautiful 3.33-acre parcel offering the perfect balance of privacy, convenience, and natural beauty. Tucked just off the freeway, this gently rolling lot provides a peaceful countryside setting without sacrificing quick access to nearby towns, schools, and shopping. The property already has a recorded survey, giving you a head start and peace of mind as you plan your future home. Mature trees frame the landscape, and a picturesque pond adds to the serenity -- perfect for quiet mornings, fishing, or simply enjoying the view from your back porch. Wildlife is often seen roaming the area, enhancing the tranquil, nature-filled atmosphere. An added bonus -- there's also an option to purchase the adjoining home, creating a rare opportunity to combine a move-in-ready residence with additional acreage for expansion, multigenerational living, or future investment. Whether you're ready to build now or secure land for the future, this property checks all the boxes: surveyed, scenic, pond-front, and ideally located just minutes from I-44. Experience the beauty of country living with the convenience of being close to everything you need.



**Lex Kozlov**

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Alpha Realty MO, LLC

For full listing details, please scan:

