

**357 Rolla**  
Hartville, MO 65667



Powered by lakefrontexpo.com

MLS# SOM60321264



**\$299,000**

What a view! This incredible property offers approximately 400+/- feet of direct frontage on the Gasconade River, along with a private lake, a stocked pond, and even an impressive cave rich in local history--located near the site of the Battle of Hartville and featuring expansive caverns to explore! A unique blend of convenience and privacy, portions of the property lie within city limits with access to public utilities, while other areas remain outside the city for a more secluded feel. Enjoy the rare ability to walk to nearby amenities including the grocery store, restaurants, downtown, and the county seat. Perched atop a hill, the property boasts breathtaking panoramic views of the river, lake, and pond--your own private retreat. Both the pond and lake are stocked, offering fishing just steps from your door, while the river frontage is perfect for swimming, launching a float trip, or casting a line. With paved road access from three points off Mabon Street and one from Highway 38, and a total of nine parcels included, the possibilities here are endless. Ideal for a private getaway, recreational retreat, or even a campground--bring your vision and make it your own!



**Cheryl A Busch**  
Phone: (417) 299-2287  
Indy's Case Real Estate

For full listing details, please scan:

