

8935 Mini Farm Drive
Gravois Mills, MO 65037



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MLS# 3587878



\$89,000

ULTIMATE ADVENTURE PROPERTY AND INVESTMENT PLAY. Escape to 9 acres of country freedom just 0.2 miles off Highway 135. Boasting independent access from two separate gravel roads, this unrestricted blank canvas can easily be split in half as a strategic investment lot or multi-unit development. The property is fully set up for off grid living and features a minimalist tiny home, a large garden space, and a low pressure off grid water system. It is your own private homestead, but the real value is the explosive investment potential. Located just 2 miles from the Ozarks International Raceway and 20 minutes from the Loop Off-Road Park, this is an ideal hotspot for high demand vacation rentals, a tiny home community, or a camper park. With absolutely no restrictions, you can split the land, build multiple cabins, or expand your investment portfolio near major Lake area attractions. Capitalize on the roaring tourism and motorsport crowds utilizing the unique dual road access to maximize your ROI. Don't miss this rare chance to divide, conquer, and build. Broker Owned.



Amy Dunn

Dunn and Associates LLC

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