

**1130 480p**  
Clinton, MO 64735



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MLS# SOM60326650



**\$210,000**

Rare opportunity to own 10.9 M/L beautiful acres just minutes from Truman Lake! This fully fenced property is already equipped with rural water that runs along the property you can hook up to for a fee, septic, electric service, and a 220-amp electrical panel, making it ready for immediate use or future development. The picturesque landscape features open pasture, a pond, a charming silo, a storage shed, and a small cabin/shed that could be used for hunting, storage, or a weekend retreat. Located only 1.2 miles from a gravel boat ramp on Truman Lake, this property offers quick and convenient lake access for boating, fishing, and outdoor recreation. Whether you're looking to build your dream home, establish a hobby farm, run livestock, create a weekend getaway, or explore the potential for an income producing RV park or storage buildings catering to lake visitors, the possibilities are endless. Enjoy peaceful country living while remaining just a short drive from Clinton, offering shopping, restaurants, medical facilities, employment opportunities, and everyday conveniences. With utilities already in place, beautiful views, nearby lake access, and unlimited potential, this is a property that truly offers something for everyone. Don't miss your chance to own a versatile piece of land, with NO RESTRICTIONS in a highly desirable location near Truman



**Amy Reardon**

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Century 21 Peterson Real Estate

For full listing details, please scan:

