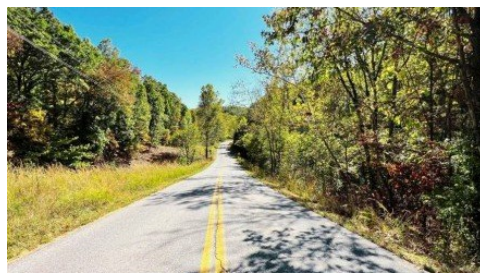


**0 Coffman Bend Drive Lot 11**  
Climax Springs, MO 65324



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MLS# 3588094



**\$57,500**

2.1 wooded bluff acres with direct river frontage on Coffman Bend Dr in Climax Springs, Camden County. This is the kind of property that stops you in your tracks, with paved road frontage, mature trees, natural brush, and the river right at the western edge of the parcel. Whether you are picturing a cabin with a river view, a recreational retreat, or a permanent residence surrounded by nature, the setting is already there. R-1 Residential zoning. Mobile homes permitted at least double wide, no more than 10 years old, placed on foundation. Tiny homes permitted. Short-term rentals allowed. Camping not permitted. RVs not allowed. No time limit to build. No HOA. Terrain is gently sloped with elevation ranging from approximately 740 to 820 feet. Power available nearby along the eastern road border through Southwest Electric Cooperative, less than 80 feet away. Well installation required for water. Septic installation required. Propane for gas. Not in a flood zone per FEMA. Rear setback is 0 feet facing the river but at least 1 foot above base flood elevation required. Front setback 15 feet, side setback 10 feet. Owner fin options available. Reach out today to make it yours!



**Nicholas Huscroft**  
Phone: (330) 249-3499  
Chosen Realty LLC

For full listing details, please scan:

