

**Lot 98 Niagra Drive**  
Rocky Mount, MO 65072



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MLS# 3588385



**\$7,000**

Build your getaway in the heart of Indian Creek Hills! This mostly clear **\*\*0.28-acre lot\*\*** sits atop the hill, offering beautiful long-range views and an excellent building site with minimal prep work. Ownership includes access to **\*\*both Lake Pocahontas and Lake of the Ozarks\*\***, giving you the best of both worlds. Spend your days fishing, kayaking, swimming, or relaxing on the private spring-fed waters of Lake Pocahontas, then launch onto Lake of the Ozarks for boating, waterfront dining, and endless recreation. Property owners also enjoy access to community hunting grounds, campground facilities, showers, restrooms, and a community boat launch, making this a fantastic spot for weekend escapes or future full-time living. Conveniently located just minutes from restaurants, a convenience store, Dollar General, and Coffman Beach, this property offers peaceful surroundings without sacrificing accessibility. Whether you're planning to build a cabin, a full-time residence, or simply want a place to enjoy everything the Lake area has to offer, this lot is ready for your vision.



**Kallen Curry**

Weichert, Realtors - Laurie Realty

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