

Lot 1 Poco Risco Lane
Roach, MO 65787



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MLS# 3588683



\$130,000

Lakefront lot with existing two-well dock, year-round deep water & ready to build. This buildable lot is ready for your dream lake home at mile marker 7 the Little Niangua arm of the Lake of the Ozarks, offering the perfect combination of privacy, convenience, and year-round water access. Nestled in a quiet, peaceful neighborhood on a dead end road, this property features deep water all year long and is ready for you to start enjoying the lake lifestyle from day one. A spacious two-well dock is already in place with a 12' x 36' slip and a 10' x 24' slip and swimming platform. An established ATV road offers easy access down to the dock, making trips to the water simple and convenient. Community sewer and water connections already available on the property, saving you time and money for building your new home. Whether you're planning a full-time residence, a vacation home, or an investment property, this rare Lake of the Ozarks waterfront lot offers an incredible opportunity to build in one of Missouri's most sought-after lake communities.



AMANDA JAMES

Jade Realty

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