

170 Carol Ann Court
Camdenton, MO 65020



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MLS# 3588914



\$499,900

3 Bedrooms | 3 Bathrooms | 1,650 Sqft

Investors & Developers Take Notice! Opportunities like this don't come along often. This package includes multiple residential lots in the growing Forest Ridge Subdivision just outside Camdenton, offering endless possibilities for its next owner. Community water and central sewer are already in place, and the package includes a newly constructed home at 170 Carol Ann Court along with a neighboring lot that already has the foundation in the ground for the next home, making it easy to continue building right away. As an added bonus, the Highway 54 frontage includes two existing billboards generating approximately \$900 per year in gross passive income. Whether you're looking for a private place to call home while developing the remaining lots, building a few homes at a time, or completing the subdivision, this property offers the flexibility to fit your plans. Conveniently located just minutes from Ha Ha Tonka State Park, schools, shopping, dining, and easy Highway 54 access. 6.89 acres +16 lots are included.



SHERRY STEVENS TEAM

Keller Williams L.O. Realty

For full listing details, please scan:

