

# 000 - 1.6ac Y Highway Rocky Mount, MO 65072



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MLS# 3590035



## \$25,000

Looking for a building lot near the Lake of the Ozarks with public lake access? This 1.6-acre lot in Rocky Mount, Missouri, located on Hwy Y, is less than 2 minutes from Coffman Beach Public Access, a popular Lake of the Ozarks fishing area, and only 15 minutes from the Bagnell Dam Strip, shopping, restaurants, and entertainment. The gentle to moderate slope offers excellent potential for a walkout basement, earth-contact home, Barndominium, or slab-on-grade construction with a terraced backyard. Electric is available at the road for convenient future development. A mix of Oak, Hickory, Cedar, Dogwood, and Redbud trees provide a peaceful setting with abundant wildlife. This is a great opportunity for a primary residence, vacation home, cabin, or Lake of the Ozarks getaway. Schedule your showing TODAY!



**Richard Mangold**

Weichert, Realtors - Laurie Realty

For full listing details, please scan:

