

**Exclusive Building Lots with Current Riverfront Access  
in Van Buren, MO**  
Bass Rock Drive  
Van Buren, MO 63965

**\$375,000**  
3.33± Acres  
Carter County



**Exclusive Building Lots with Current Riverfront Access in Van Buren, MO  
Van Buren, MO / Carter County**

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**SUMMARY**

**Address**

Bass Rock Drive

**City, State Zip**

Van Buren, MO 63965

**County**

Carter County

**Type**

Riverfront, Lot, Business Opportunity

**Latitude / Longitude**

37.005134 / -91.030589

**Acreage**

3.33

**Price**

\$375,000



## **Exclusive Building Lots with Current Riverfront Access in Van Buren, MO Van Buren, MO / Carter County**

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### **PROPERTY DESCRIPTION**

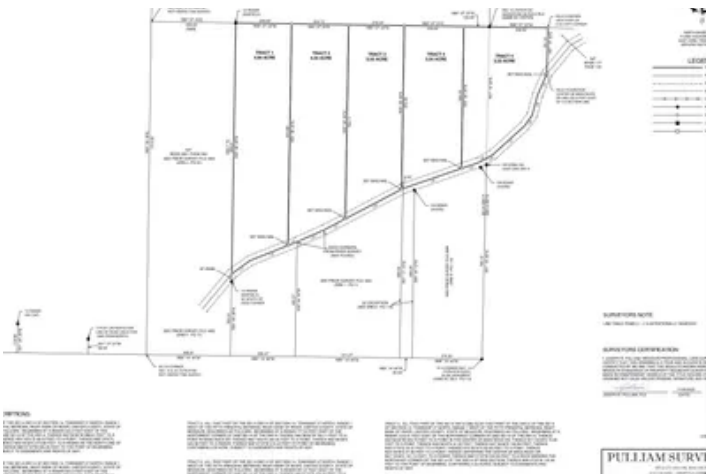
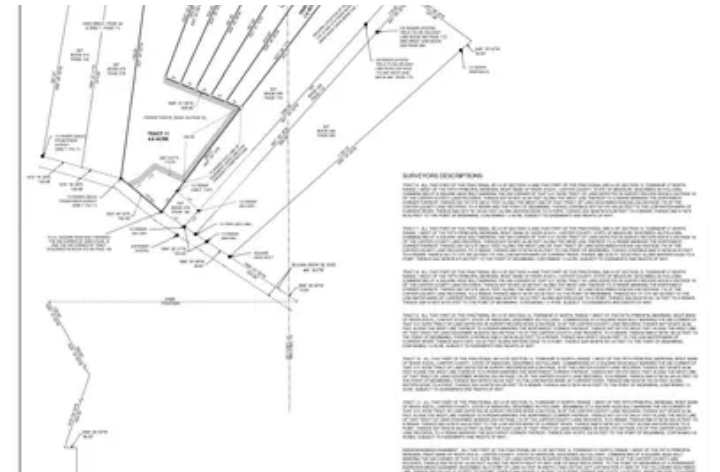
Exclusive Opportunity: Own Your Dream Home Site with Private Current River Frontage For the first time ever, seize this exclusive chance to select and purchase one of a limited number of premium properties on Bass Rock Road in Van Buren, Missouri. This offering presents a unique "two-in-one" value proposition:

1. Premium, Flood-Safe Building Lots: Secure your choice of 1 of 5 surveyed building lots located on a paved road in a spectacular, established neighborhood. These high-and-dry lots sit high above the flood plain, offering peace of mind and the assurance of a secure investment. The land lays exceptionally well, accommodating a variety of construction styles, from traditional slab and foundation homes to desirable walk-out basements. All lots have electricity available and feature mild, common-sense building restrictions designed to protect your investment and neighborhood quality.

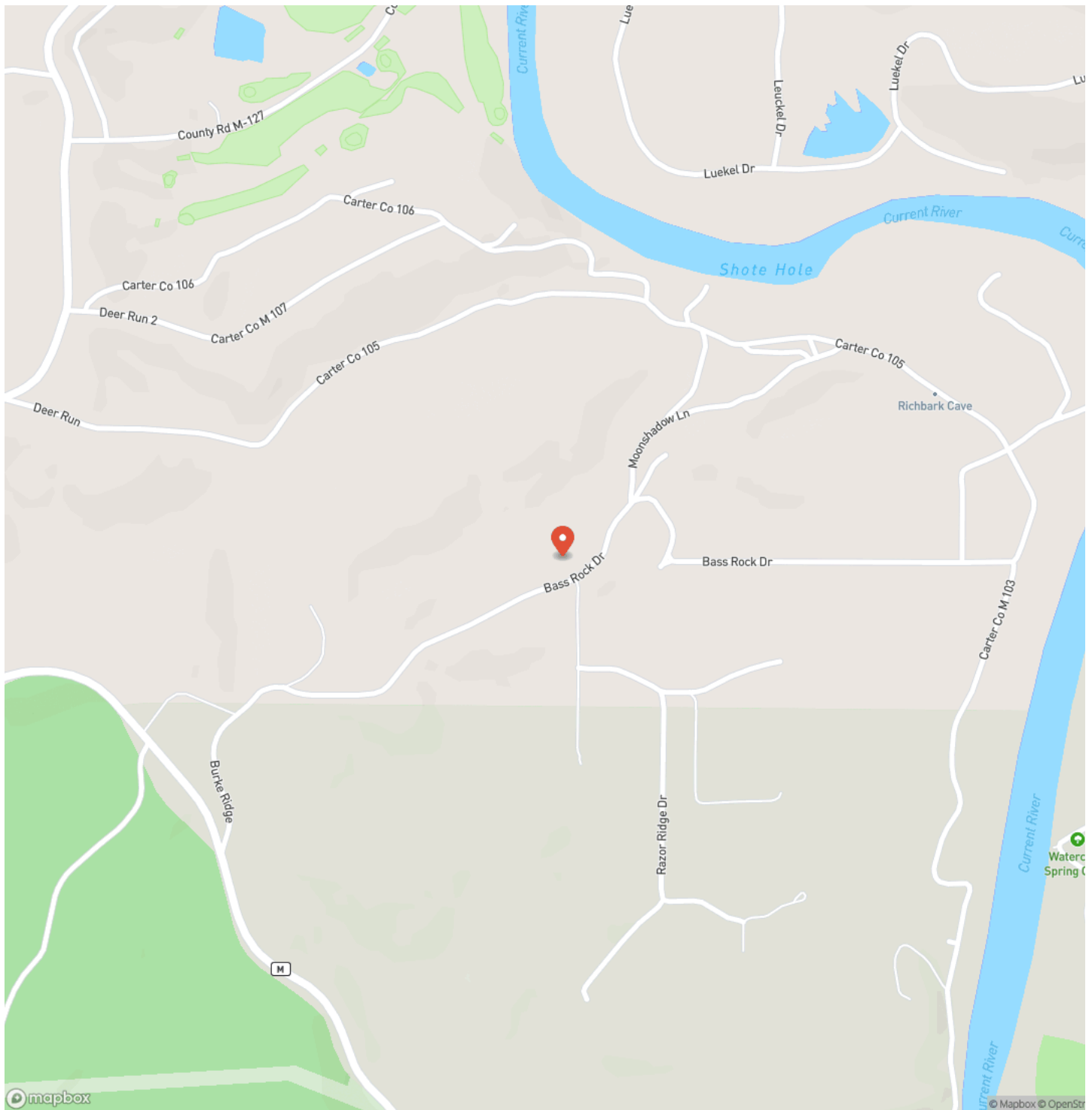
2. Priceless Private River Access: As an added bonus, the purchase includes the exclusive choice of 1 of 5 designated riverfront lots offering 100 feet of precious, private Current River frontage each. This river access is located on one of the nicest gravel bars along the river, known for its beauty and accessibility—you can even drive a vehicle right down to the water's edge! Enjoy all the recreational benefits—fishing, floating, and relaxing—without worrying about flooding your primary residence.

Conveniently located just off M Highway, these parcels provide quick access to the amenities of nearby Van Buren while delivering the ultimate in privacy and Ozark serenity. This is a rare opportunity to build your dream home in a secure, desirable neighborhood while owning your very own private gateway to the spectacular Current River.

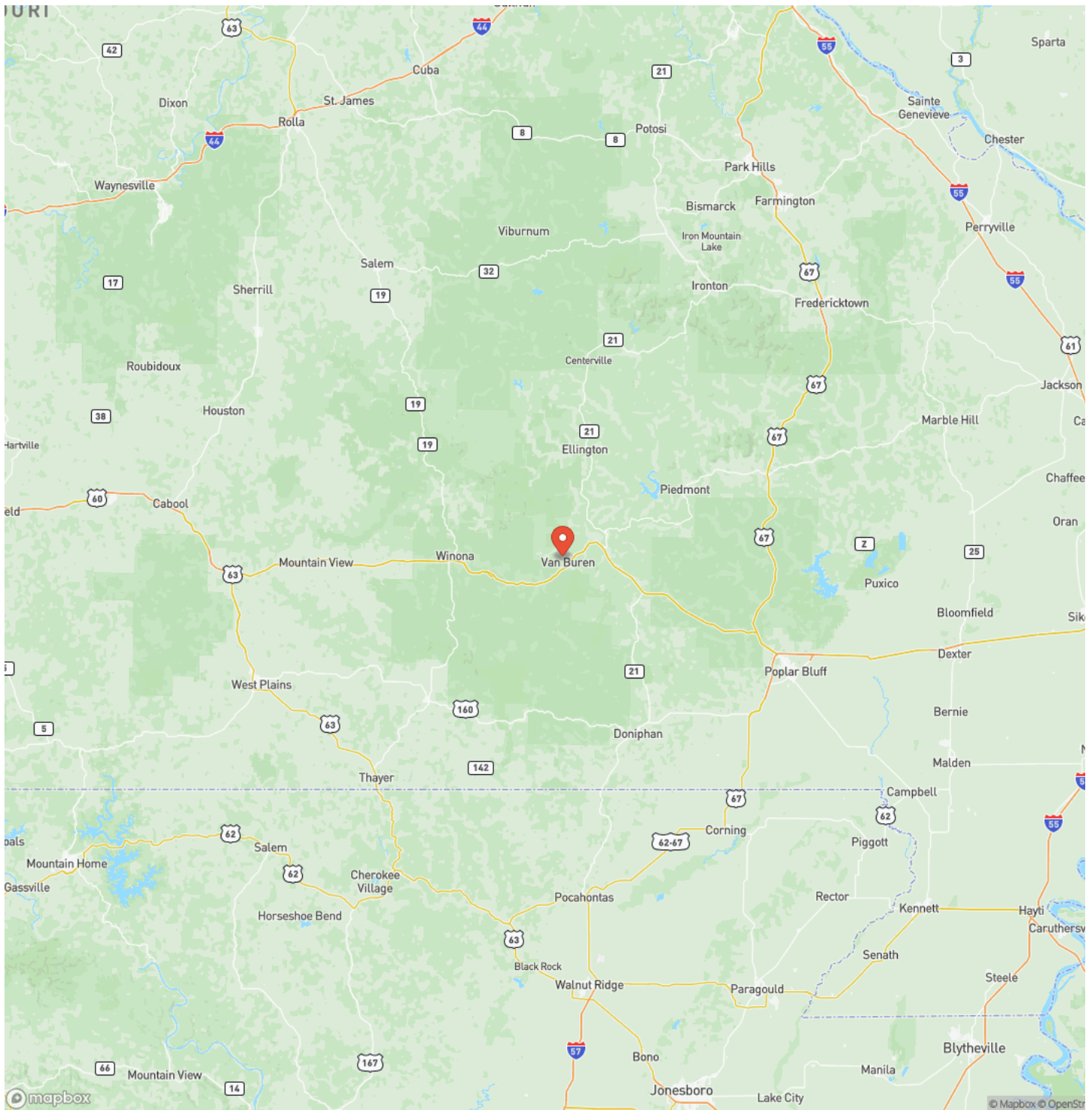
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**Van Buren, MO / Carter County**



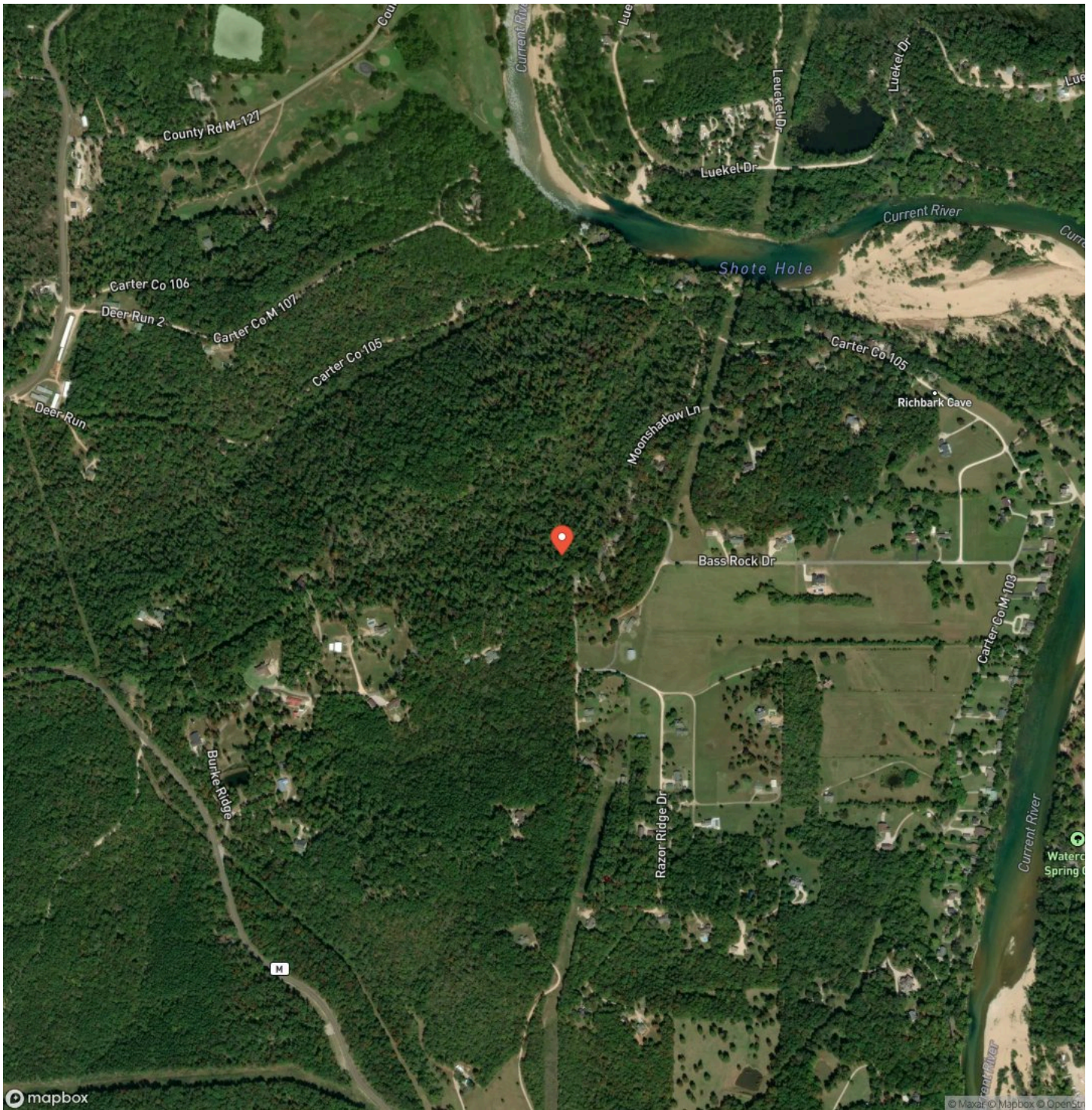
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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