Current River Waterfront Lot in Paradise Acres, Ripley County, MO
438 Paradise Acres
Doniphan, MO 63935

$174,900
1.540± Acres
Ripley County

SUMMARY

Address
438 Paradise Acres

City, State Zip
Doniphan, MO 63935

County
Ripley County

Type
Lot, Riverfront

Latitude / Longitude
36.617517 / -90.822658

Acreage
1.540

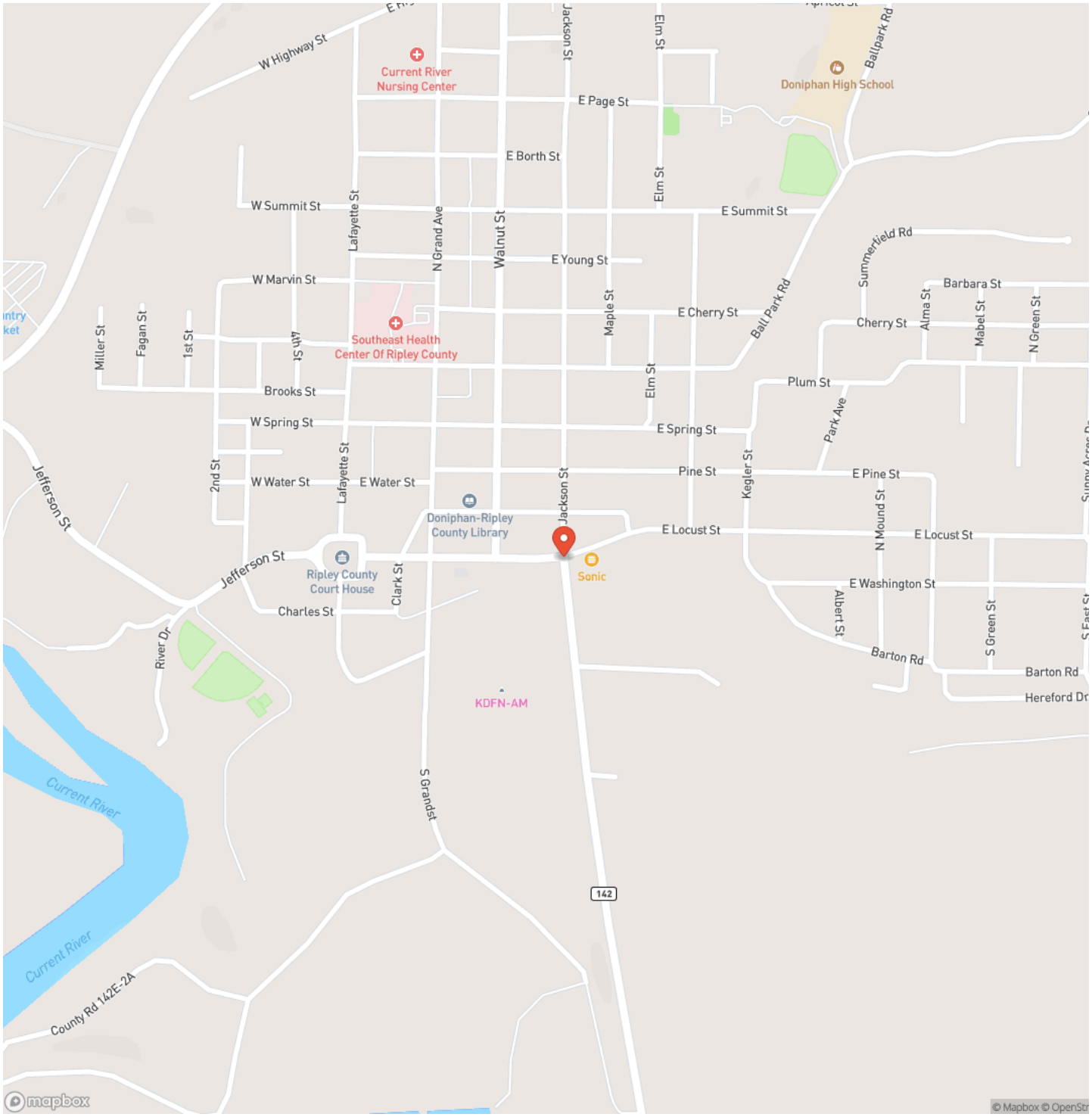
Price
$174,900

Property Website
https://www.mossyoakproperties.com/property/current-river-waterfront-lot-in-paradise-acres-ripley-county-mo-ripley-missouri/105510/

PROPERTY DESCRIPTION

Current River Waterfront lot in Paradise Acres, Ripley County, MO Welcome to your front-row seat on the crystalline waters of the Current River. Located in the quiet enclave of Paradise Acres in Ripley County, this is one of the last remaining undeveloped waterfront lots in the entire subdivision. Positioned just above the Arkansas state line and near the local landmark known as "Snaggy Bend," this property offers the perfect balance of water views, access and the serene, uncrowded atmosphere of the lower river. Unlike more remote tracts, the heavy lifting here is already addressed-water and electricity are available, allowing you to transition from your architectural vision to reality with ease. Whether you're planning a modern river retreat or a classic family cabin, the level terrain and established surroundings provide a foundation for your investment. Paradise Acres is known for its small-scale, neighborly feel and its commitment to the river lifestyle. Owners here enjoy private access to a community boat launch, making it effortless to get on the water for a day of smallmouth fishing or a slow sunset cruise. This portion of the river is cherished by locals for its pace-quiet enough to hear the water over the stones, yet big enough to feel the true power of the Current. Located just south of Doniphan, you are close enough for a quick run into town for supplies, yet far enough downstream to feel completely removed from the hustle. As one of the final opportunities to build in this sought-after development, this lot represents a rare "buy and hold" or "buy and build" scenario in one of the most stable recreational markets in the Ozarks.

Locator Map


W Highway St
Current River Nursing Center
Jackson St
Elm St
Ballpark Rd
Doniphan High School
E Page St
E Borth St
W Summit St
E Summit St
Lafayette St
N Grand Ave
Walnut St
E Young St
Summerfield Rd
W Marvin St
Barbara St
Maple St
E Cherry St
Ball Park Rd
Cherry St
Alma St
Mabel St
N Green St
Miller St
Fagan St
1st St
4th St
Southeast Health Center Of Ripley County
Brooks St
Plum St
W Spring St
E Spring St
Park Ave
2nd St
W Water St
E Water St
Pine St
Kegler St
E Pine St
Jefferson St
Doniphan-Ripley County Library
E Locust St
N Mound St
Ripley County Court House
Clark St
Sonic
E Washington St
Charles St
Albert St
River Dr
S Green St
Barton Rd
KDFN-AM
Hereford Dr
Current River
S Grandst
142
Current River
County Rd 142E-2A
mapbox
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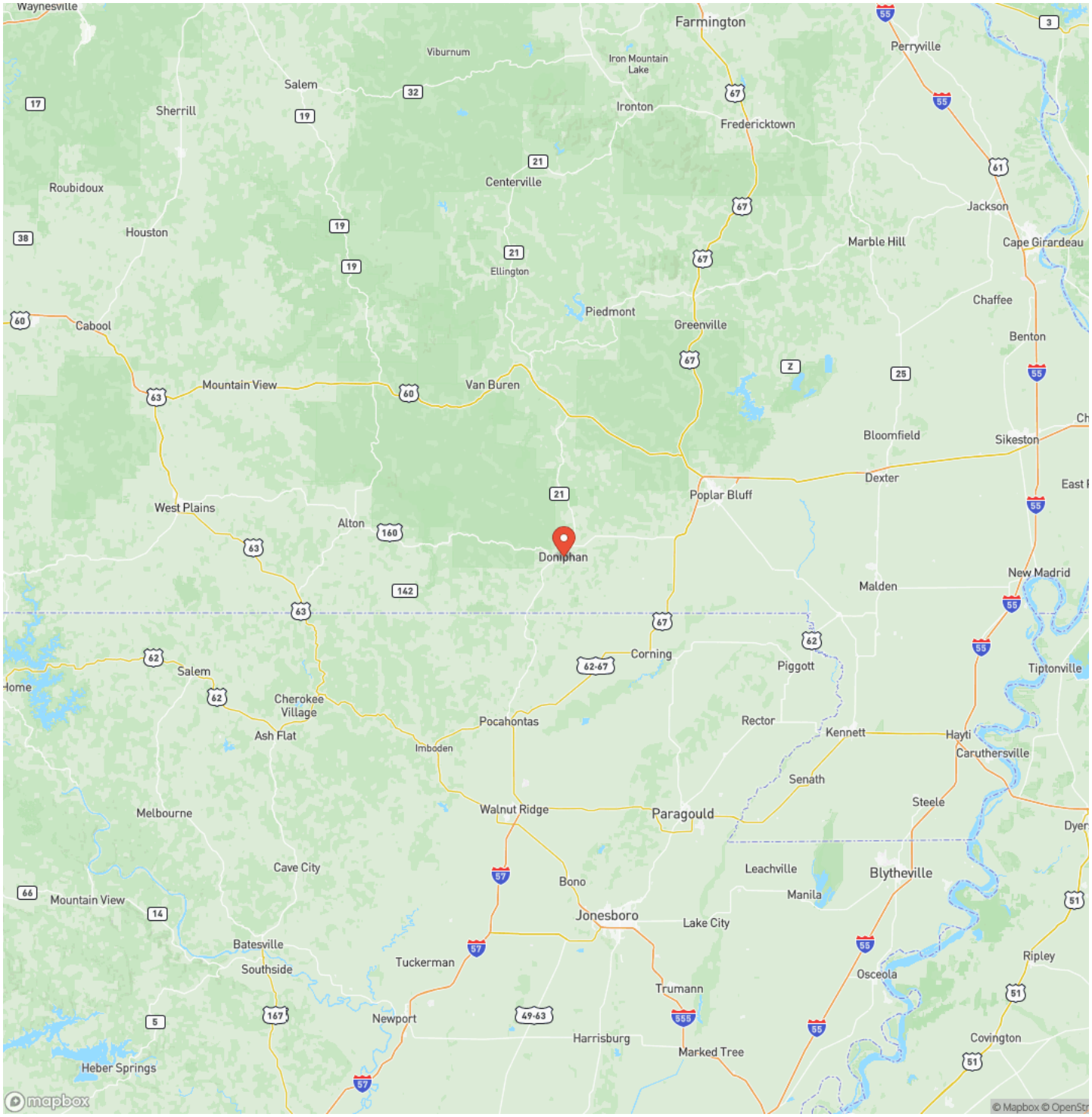
Locator Map


Waynesville
Farmington
Viburnum
Iron Mountain Lake
Perryville
Salem
Sherrill
Ironton
Fredericktown
Roubidoux
Centerville
Jackson
Houston
Marble Hill
Cape Girardeau
Ellington
Piedmont
Chaffee
Cabool
Greenville
Benton
Mountain View
Van Buren
Bloomfield
Sikeston
Dexter
Poplar Bluff
West Plains
Alton
Doniphan
New Madrid
Malden
Corning
Piggott
Tiptonville
Salem
Cherokee Village
Ash Flat
Pocahontas
Rector
Kennett
Hayti
Caruthersville
Imboden
Senath
Melbourne
Walnut Ridge
Paragould
Steele
Cave City
Leachville
Blytheville
Bono
Manila
Mountain View
Jonesboro
Lake City
Batesville
Tuckerman
Osceola
Ripley
Southside
Trumann
Newport
Harrisburg
Marked Tree
Covington
Heber Springs
mapbox
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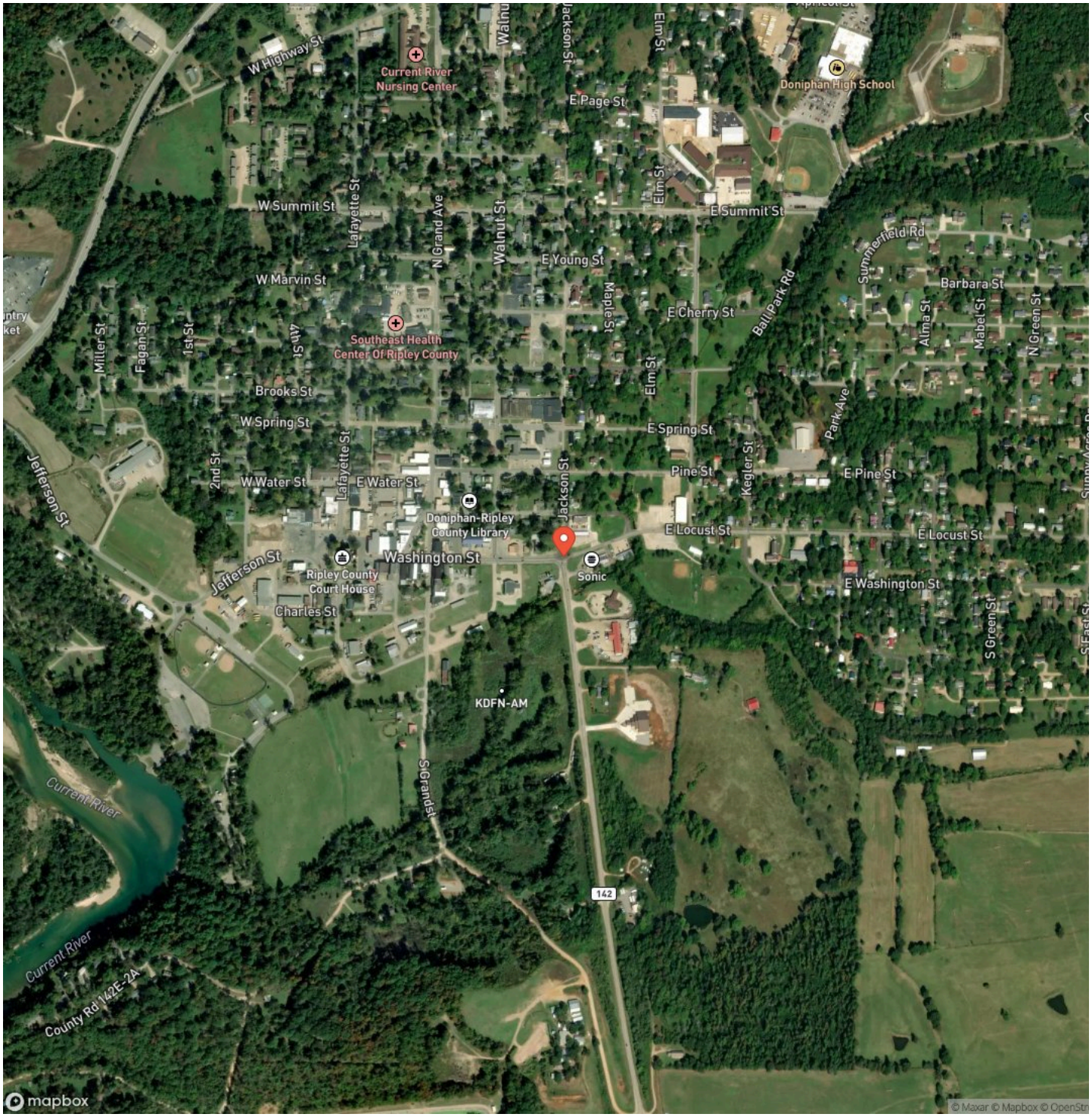
Satellite Map



LISTING REPRESENTATIVE

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NOTES

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