

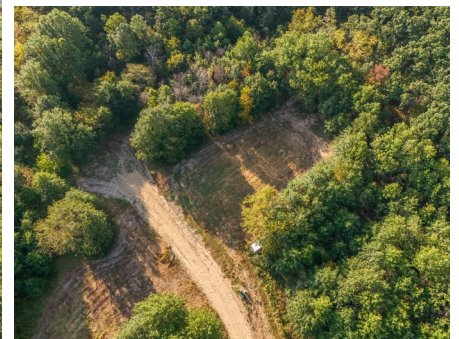


**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Vacant Building Lots for Sale

## Near Mark Twain Lake - Halyon Estates

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



### PROPERTY ADDRESS:

41071 Washington Lane  
Perry, MO 63462

**PRICE:** See individual lot prices

**ACRES:** 3.01-4.51 Acres

**COUNTY:** Ralls

### PROPERTY HIGHLIGHTS:

- Prime Location: Just minutes from popular boat ramps, including Lick Creek (less than 1 mile) and Black Jack Marina (under 5 miles).
- Easy Access: Enjoy road frontage on the west side of Hopkins Rd, making your visits hassle-free.
- Utilities Available: Fiber optic internet, water and electric are conveniently located nearby, making development simple.
- Private Oasis: Experience peace and tranquility in a serene setting, perfect for relaxation and recreation.
- Close to Town: Only 3 miles from Perry, providing access to local amenities while still enjoying the seclusion of country living.

### PROPERTY DESCRIPTION:

Discover a rare opportunity to own a slice of paradise close to Mark Twain Lake. This location is perfect for your weekend getaway or forever home. This prime location is just minutes away from popular boat ramps, including Lick Creek (less than 1 mile) and Black Jack Marina (under 5 miles), making it a dream for boating enthusiasts. Fiber optic internet, water, and electric utilities are conveniently available nearby, simplifying the development process. Enjoy a private oasis where you can relax and unwind, all while being only 3 miles from Perry, providing easy access to local amenities. Don't miss this unique opportunity to create your ideal retreat near Mark Twain Lake!



### PRESENTED BY:

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Clarence Cannon Dam and Mark Twain Lake provide opportunities for outdoor recreation - boating, swimming, fishing, picnicking, hiking and hunting. There are recreation areas equipped with facilities such as campgrounds, beaches, and picnic shelters, as well as areas that are being managed for wildlife habitat. All visitors can enjoy the 54,000 acres of land and water.

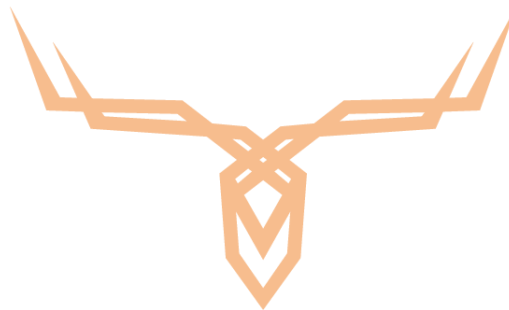
With over 18,000 acres of water, Mark Twain Lake is a suitable location for any type of water recreation. Boaters can use numerous boat ramps located conveniently around the lake as well as two full-service marinas. Developed beaches on the lake provide swimming conditions. Anglers will find catfish, bass, crappie, walleye, bluegill and sunfish. Timber has been left in the upper ends of the lake and in selected coves to improve fish habitat.

Individual lot photos coming soon – current pictures are for all lots

*Listed in cooperation with High Point Land Co. – Luke Mitchell*

### Individual Lot Sizes & Prices

Lot #	New Address	Lot Size	Price
8	8 Hopkins Road	3.01 Acres	\$69,000
9	9 Hopkins Road	3.04 Acres	\$69,900
10	10 Hopkins Road	3.93 Acres	\$79,900
11	11 Sweet Tea Lane	4.51 Acres	\$89,900
13	13 Sweet Tea Lane	3.60 Acres	\$79,900
14	14 Sweet Tea Lane	3.59 Acres	\$89,900





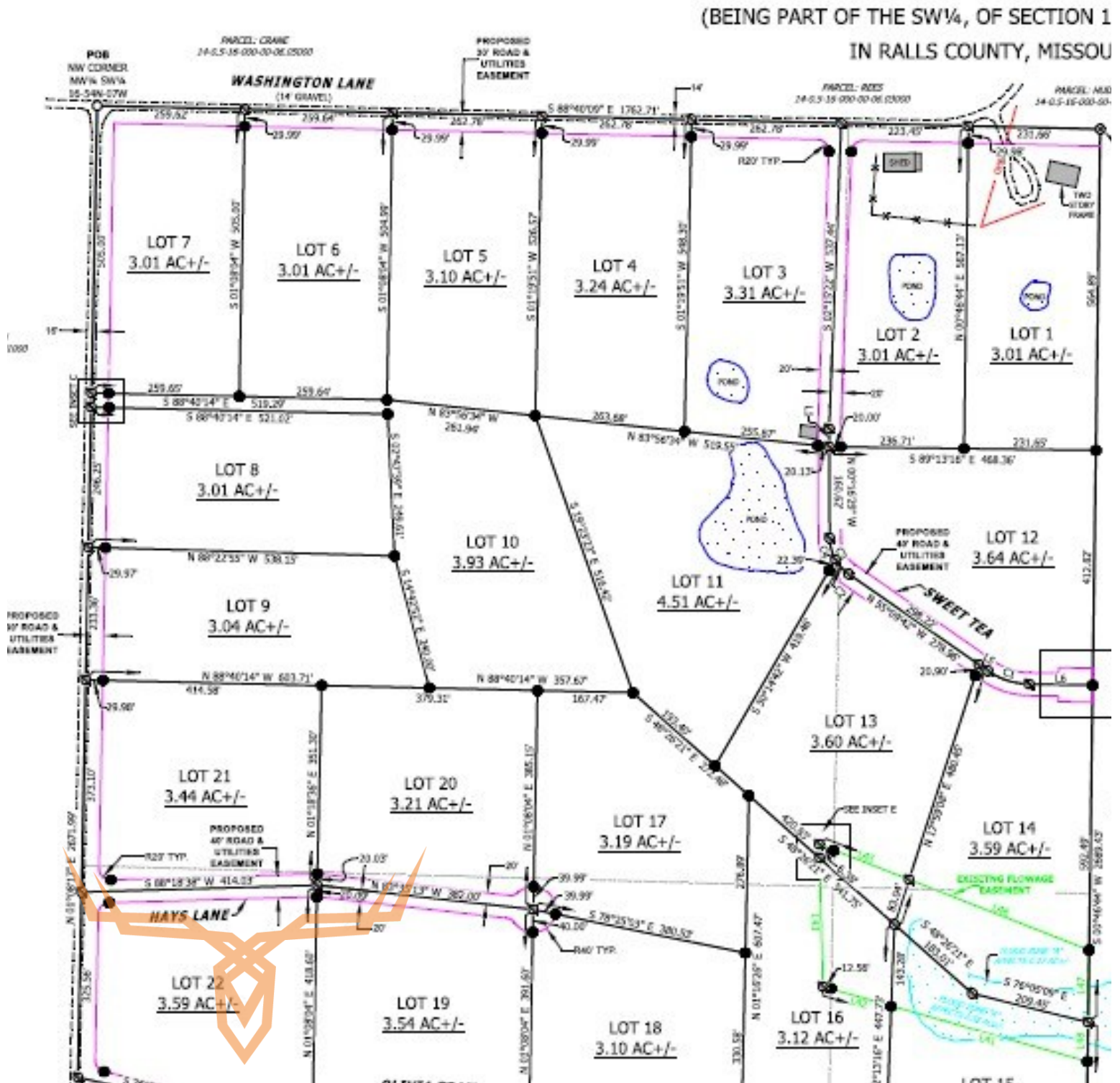


**TROPHY**  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal