

WELCOME TO 882 WAYNE 459

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ADDRESS: 882 Wayne 459, Piedmont, MO 63957

PRICE: \$45,000

BEDROOMS:

SCHOOLS DIST: Clearwater R-1

BATHROOMS:

TAXES: \$241

LIVING AREA: 1,200 SF

TAX YEAR: 2024

YEAR BUILT:

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- 0.46-Acre Lot at Back of Subdivision
- Borders 100± Acres of Undeveloped Land
- Located Near the Black River
- Just Minutes from Piedmont and Clearwater Lake
- Electric and Water on Site
- Includes a Storage Bldg & House Shell
- No Restrictions

PROPERTY DESCRIPTION:

Nestled at the back of a peaceful subdivision, this 0.46-acre lot offers a serene and private setting in the picturesque Wayne County, just minutes away from Piedmont and the clear waters of Clearwater Lake. This property is located near the charming Black River and provides easy access to fishing, floating, and outdoor adventures. With over 100 acres of undeveloped land bordering the lot, you'll benefit from added privacy and the tranquility of nature right at your back door. There are no restrictions, allowing you to build, camp, or create the getaway you've always envisioned. The lot includes on-site electric and water, a level building area, a storage shed, and an existing house shell awaiting your personal touch. Whether you're seeking a secluded retreat, a recreational base, or a future homesite, this property offers the perfect blend of convenience, potential, and tranquility. This is a rare, ready-to-build opportunity in the heart of the Missouri Ozarks!



PRESENTED BY:

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