

**Premier Ozark Barndominium with Private Pond &
River Access**
614 Water Tower Road
Van Buren, MO 63965

\$699,000
10.7± Acres
Carter County



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Van Buren, MO / Carter County**

SUMMARY

Address

614 Water Tower Road

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Residential Property, Single Family

Latitude / Longitude

37.013245 / -91.024963

Dwelling Square Feet

3,910

Bedrooms / Bathrooms

4 / 3

Acreage

10.7

Price

\$699,000



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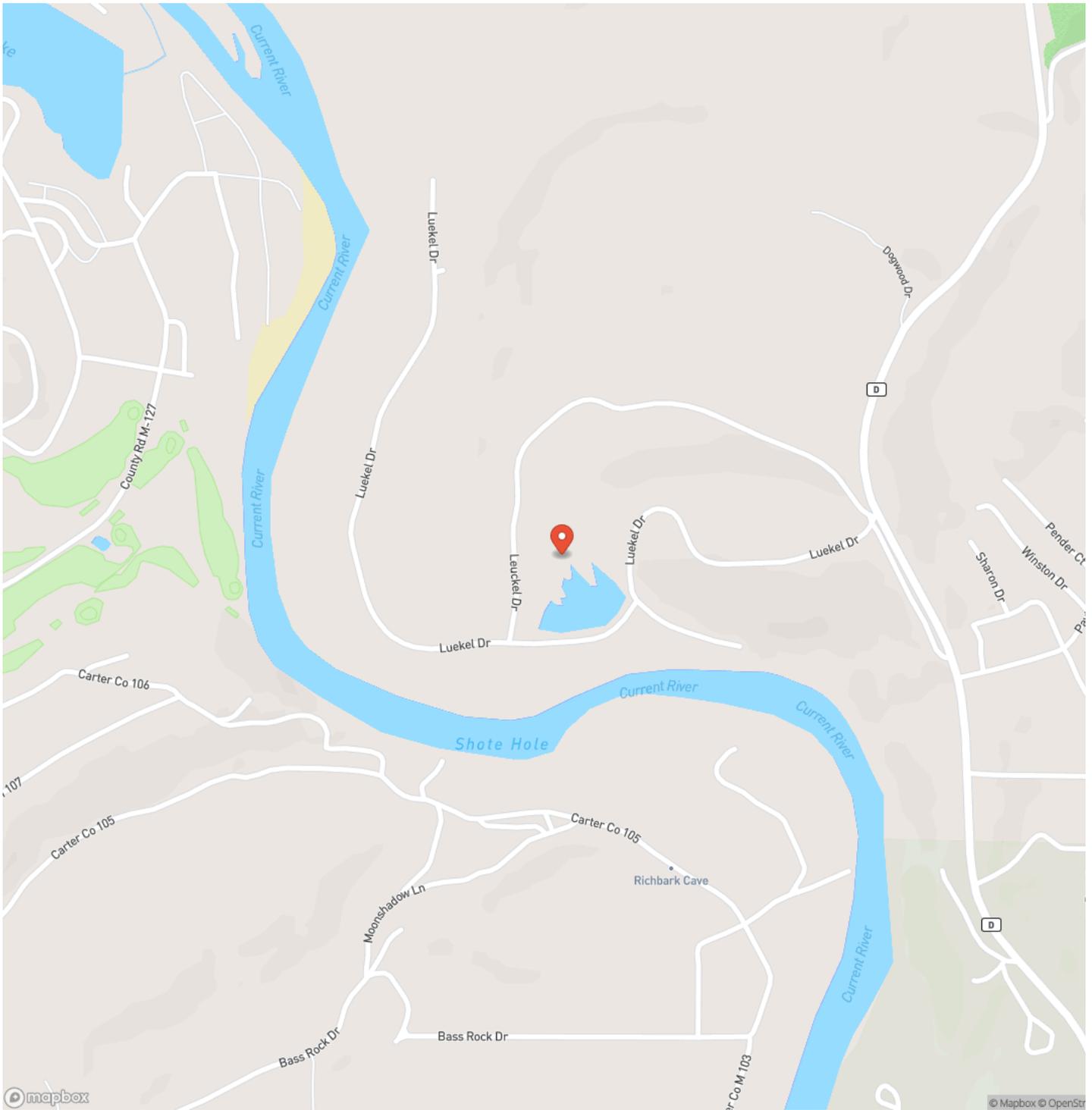
PROPERTY DESCRIPTION

614 Water Tower Road: Premier Ozark Barndominium with Private Pond & River Access- Discover the ultimate in Ozark living at 614 Water Tower Road, a stunning 5-bedroom, 4-bathroom built in 2023 and situated on over 10 acres in Van Buren, Missouri. This is a rare find, featuring a private, stocked pond right in your front yard and deeded access to the crystal-clear Current River just a "stone's throw" from the property corner. The main residence is designed for seamless, no-stairs living and boasts premium finishes throughout, including a custom kitchen with quartz countertops and premium cabinetry that flows into a large family room anchored by a cozy fireplace. The master suite is a true sanctuary with an expansive master bath, while the inclusion of a self-sufficient in-law apartment adds incredible versatility for guests or multi-generational living. Security and entertainment are paramount here, featuring a fully finished concrete safe room with custom built-ins and a dedicated "man room" for collectibles. The exterior of this property is built for the true outdoorsman and entertainer alike. Over 1,600 square feet of covered porch space offers the perfect setting for hosting large groups or relaxing around the fire pit under the stars. Storage is never an issue with the 18-foot-tall garage equipped with jack-shaft doors, offering enough height for boats, RVs, and additional bunk room / hangout area tucked above the rear of the garage. Located just minutes from the heart of Van Buren, you are perfectly positioned at the gateway to the Ozark National Scenic Riverways, Big Spring, and thousands of acres of National Forest. Whether you are seeking a recreational retreat or a low maintenance full-time residence, this property offers unparalleled proximity to Missouri's most famous spring-fed river and surrounding state parks.

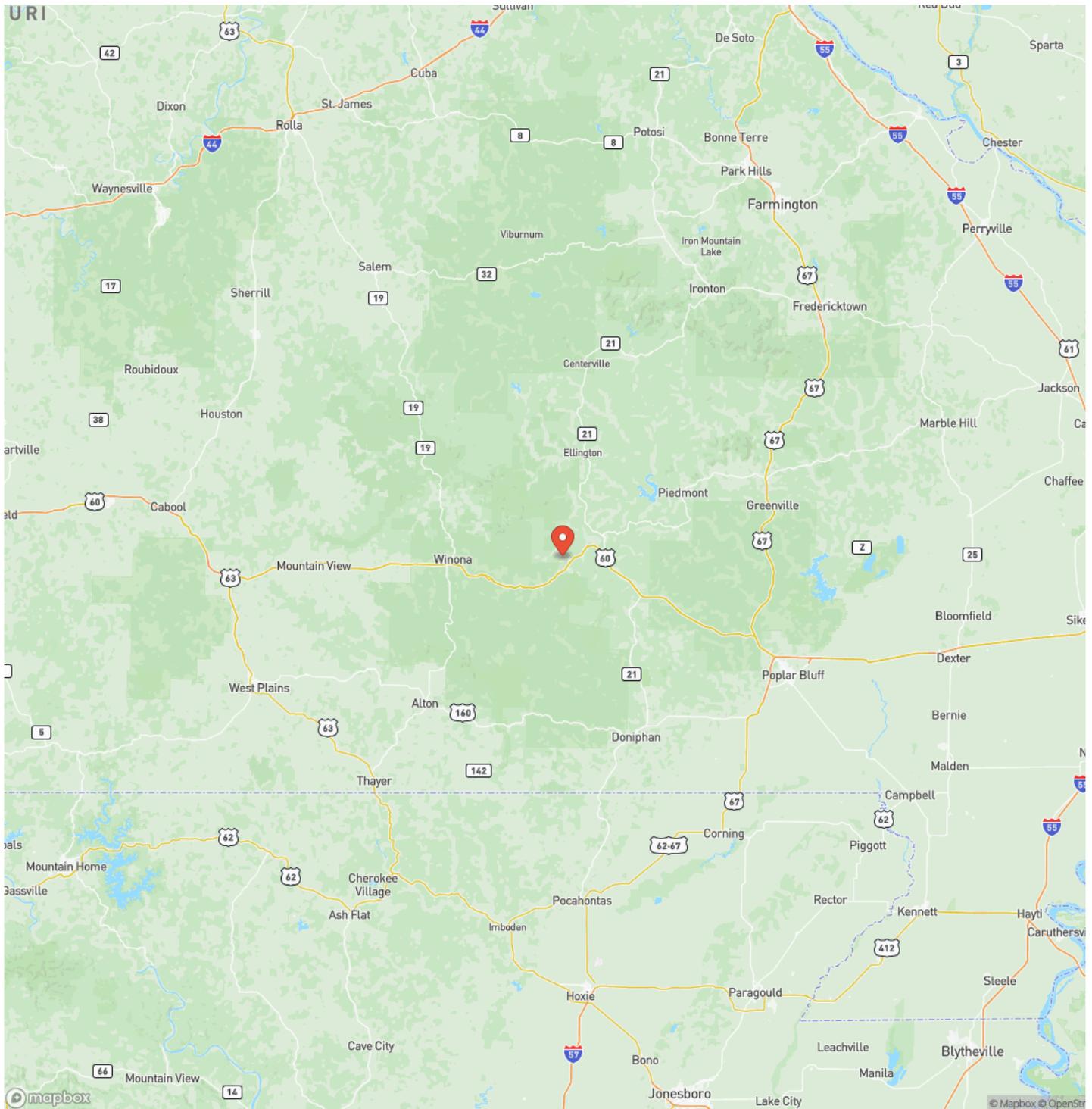
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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