

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

**\$174,900**  
1.540± Acres  
Ripley County



**Current River Waterfront Lot in Paradise Acres, Ripley County, MO  
Doniphan, MO / Ripley County**

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**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.mossoakproperties.com/property/current-river-waterfront-lot-in-paradise-acres-ripley-county-mo-ripley-missouri/105510/>



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### **PROPERTY DESCRIPTION**

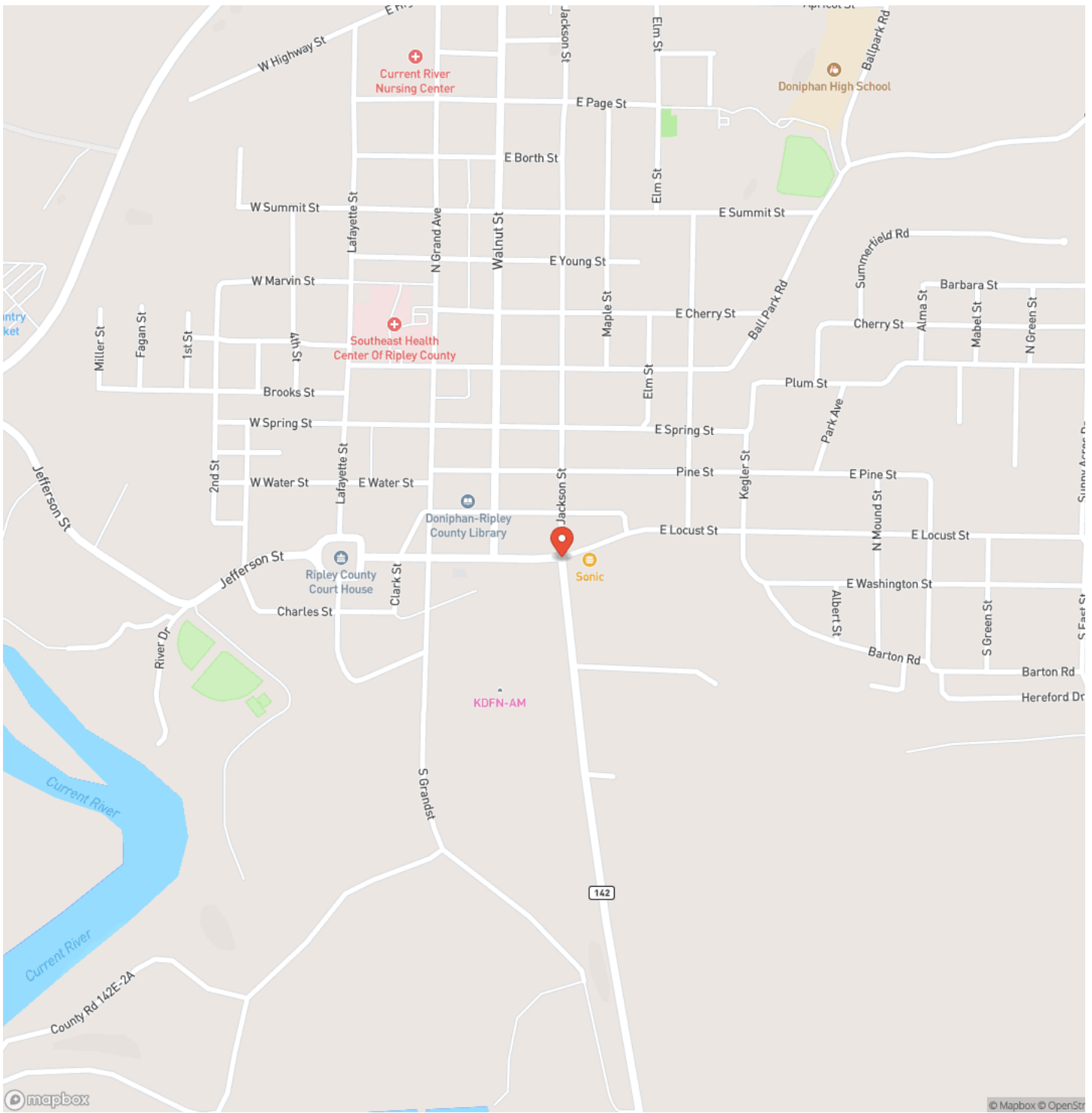
Current River Waterfront lot in Paradise Acres, Ripley County, MO Welcome to your front-row seat on the crystalline waters of the Current River. Located in the quiet enclave of Paradise Acres in Ripley County, this is one of the last remaining undeveloped waterfront lots in the entire subdivision. Positioned 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.

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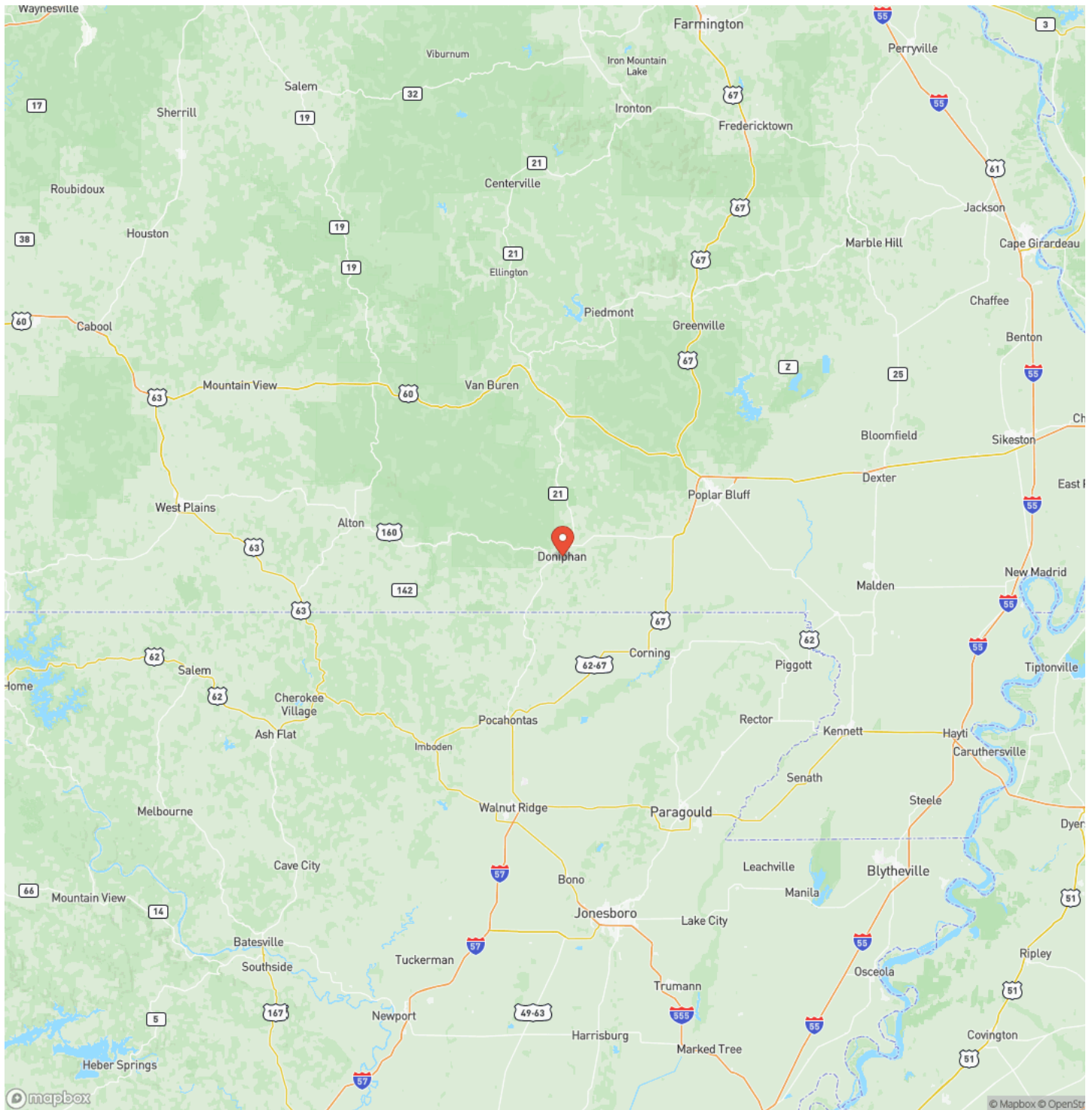
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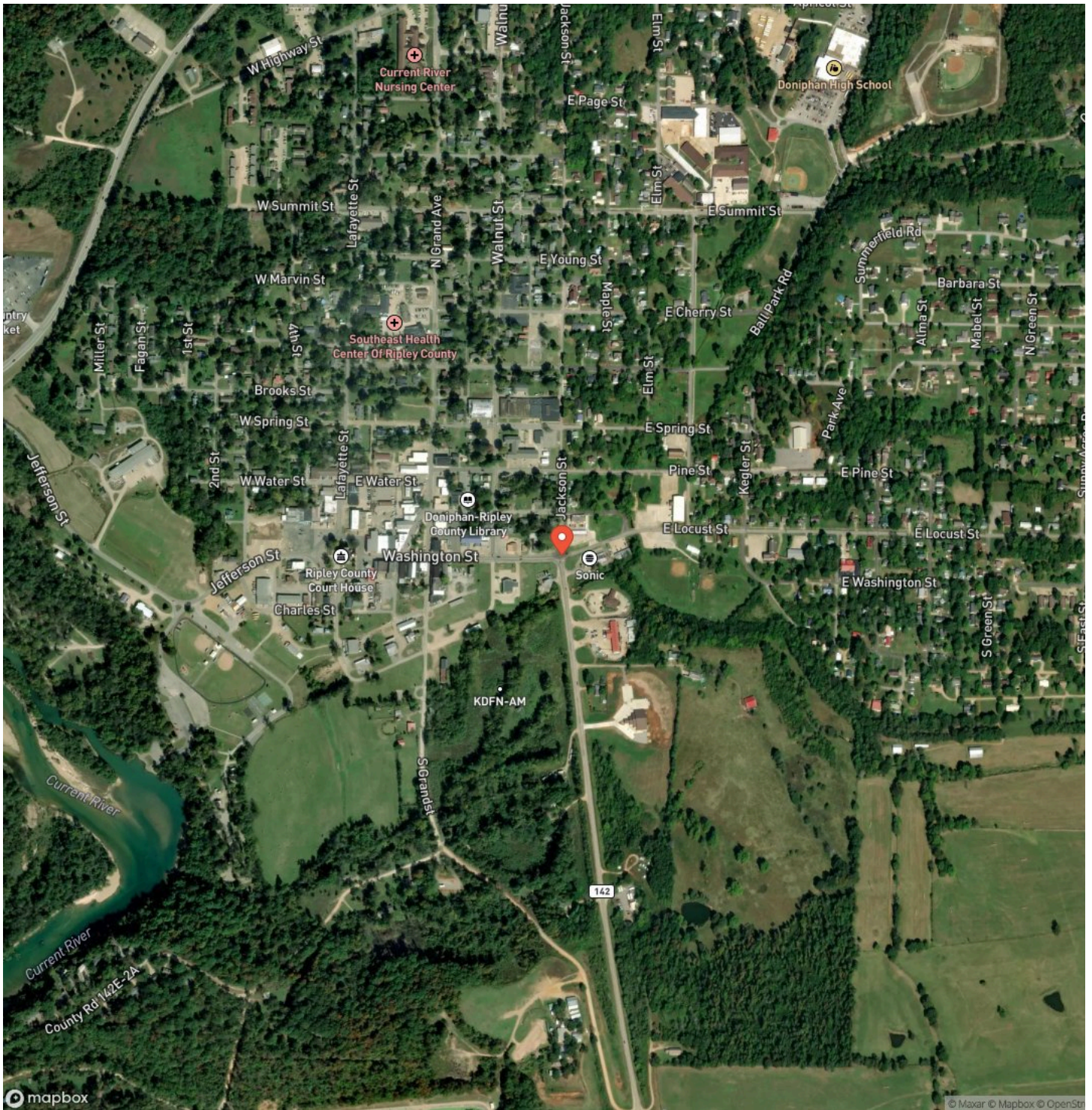
# Locator Map



# 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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