

**7064 County Road 14-223**  
Ava, MO 65608



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**MLS# 60238837**



**\$3,300,000**

**7,644 Sqft**

Cactus Canyon Campground is a twenty-five year old natural oasis campground located in the Ozark mountains of Missouri on the picturesque Bryant Creek with plenty of potential to expand for additional outdoor recreation. With 705 +/- sprawling acres of land, including 87 acres of pasture and over 600 acres of woods, there is plenty of room for hiking, camping, and other nature activities. The property also includes several buildings, such as two completed homes, one unfinished home, a pole barn, a pavilion, a dormitory, and five primitive cabins. In addition to the buildings, the property also has several amenities, such as three bathhouses, a solar heated pool, and RV storage, which could attract visitors looking for a comfortable camping experience. The fact that the property is taxed as agricultural and has a remote location could also make it an attractive destination for hunting or other outdoor recreation. Overall, Cactus Canyon Campground has potential opportunities for anyone looking to develop a recreational property. For additional information, please see attached brochure. Appointments required for all showings.



**The Best Team**

Phone: (417) 336-4999

Keller Williams Tri-Lakes

For full listing details, please scan:

