

**2710 Finbrooke**  
Rogersville, MO 65742



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**MLS# 60301248**



**\$2,650,000**

**10,000 Sqft**

This is a unique opportunity to own a 256-acre turn-key camp facility in the Ozarks with income potential. With a mile of Finley River frontage and dramatic elevations, this property provides the natural landscape to be truly one-of-a-kind! As you enter the gate into the manicured grounds, the first series of buildings is the "Ranger's House" and maintenance building. The Ranger's House is a cute, 1380 sq ft ranch-style home with 3 bedrooms, 2 bathrooms and a basement. The main camp buildings are situated in the middle of the property, with beautiful views and a functional layout. The cafeteria features a full commercial kitchen with appliances, a men's and women's restroom, a First Aid office, two apartment-style living quarters, private bathroom and shower, and plenty of storage. The other structures that make up this area are: an outdoor amphitheater, an in-ground pool with a pool house that includes restrooms and showers, a large pavilion with a fireplace, outdoor basketball court, and 2 barns used for arts and crafts. The camp is complete with both primitive and more modern camping areas and facilities. There are multiple camp sites, each equipped with camping/lodging units. The camp can currently accommodate 300 campers. A special feature about this property is that utilities are ran throughout each camp area and the other



**Chad Shook**

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For full listing details, please scan:

