

2120 Rustic Acres
Kirbyville, MO 65679



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MLS# SOM60321604



\$1,195,000

An opportunity to own an incredible piece of the Ozarks!! Some properties come with a vision. This one comes with the infrastructure to execute it! **ZONED COMMERCIAL! 18.48 ACRES of LAKEFRONT** with a **PRIVATE DOCK**. This private peninsula with half a mile of Lake Taneycomo frontage has operated in the past as a resort, RV park and campground. Beautiful views of the lake! Taneycomo is one of the most recognized trout fisheries and recreational lakes in the Ozarks. The property has been cleared of structures, gated and ready for the new owner to jump into this exciting adventure. A Missouri DNR operating permit supporting up to 20 units is in place and transferable to a new owner through a streamlined administrative process, no new permitting required to begin operations at that scale. On-site solar infrastructure and a private well. The commercial zoning, permitted unit capacity, and extraordinary lakefront position create a rare opportunity for a developer, operator, or investor to build a high-end cabin resort, glamping destination, fishing retreat, or boutique campground. Commercial use is not the only possibility. This property has the potential to be a one of a kind luxury estate that is minutes from Branson attractions! A great opportunity to be part of the exciting growth of the Ozarks!



J.R. Hutcheson

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For full listing details, please scan:

