

107 Us 63
Mammoth Spring, AR 72554



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MLS# SOM60303576



\$1,400,000

6 Bedrooms | 8 Bathrooms | 1,008 Sqft

SPRING RIVER: Riverside Resort with approx. 800 ft. of Spring River **SHORELINE** located in the beautiful Ozarks. Rare opportunity to own an income-producing RV park with office/store and living quarters. The property is situated on 2.5 acres along the beautiful Spring River, in Mammoth Spring, Arkansas, in the scenic Ozarks. This established property features 11 RV sites--9 with pads, electric (30 and 50 amp available) and water hookup, plus 2 additional sites with electric and water hookup and a convenient on site dump station. In addition, there is a Presidential RV model already set up with its own beautiful deck and river views. The property also includes 4 cozy, fully furnished cabins and several tent camping areas. The park also features grills, firepits, picnic tables, a clean bath house, and 2 electric car charging stations. Guests can also rent kayaks, and the store is stocked with floating and fishing supplies as well as bait, ice, and firewood. Completely updated living quarters provide a comfortable setup for onsite management, with a conveniently located housekeeping/laundry area. The living space has been fully remodeled and includes a custom kitchen and bath. Guests enjoy a private boat launch take-out, where scheduled releases from the Mammoth Spring Fish Hatchery provide excellent fishing right from the campground. With direct access to



Darron Combs

Phone: (417) 280-6251

Century 21 Combs & Associates

For full listing details, please scan:

