

112 Dade 22
Arcola, MO 65603



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MLS# SOM60313996



\$495,500

The sellers have decided to reduce the sale price do to health issues. They will also consider parcial owner financing. Here is your opportunity to purchase an operating buisness, Established in 2024, this newly developed RV Park presents an exceptional investment opportunity on 16 acres near Arcola , Missouri, just minutes from Stockton Lake. The property features a total of 33 RV sites, including 25 full-service hookups with water, sewer and electric, plus an additional eight sites with water and electric.Recent improvements include the construction of an office, shower, and laundry facility that is nearing completion, enhancing amenities and increasing revenue potential. A scenic pond and expansive undeveloped natural landscape offer significant upside for additional guest amenities such as walking trails, recreational areas, or premium sites.With multiple year-round tenants already in place, the property provides immediate income while offering substantial room for expansion and value-add improvements. This is a compelling opportunity to enter or expand within the thriving RV Park industry in a desirable recreational market.SELLER WILL CONSIDER OWNER FINANCING!!



Kevin Pierce

Phone: (417) 733-0994

More-Land Realty, LLC

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