

6647 1451
Stockton, MO 65785



Powered by lakefrontexpo.com

MLS# SOM60331386



\$2,500,000

Turnkey Campground & River Outfitting Business -- Rare Opportunity! Exceptional opportunity to own a well-established campground and outdoor recreation business located directly on the beautiful Sac River in a historic district. Situated on just over 21.8 acres with river views throughout, this unique property combines multiple income streams, including a campground, general store, bait shop, and float-trip operation. The property features 23 RV sites, 20+ tent sites, 12 cabins, a glamping yurt, and bath/shower house, plus a seasonal creek with a natural waterfall flowing along the south side to the river. The campground store is stocked with camping necessities, merchandise, and float-trip essentials. The full-service bait shop includes 3 live-bait tanks and tackle inventory. Two homes provide excellent owner/manager housing or rental potential. The historic home, built in the 1870s, offers 6 bedrooms, 1 bath, and an interior-access underground storm shelter. The second home has 4 rooms, 1 bath, and an in-ground pool. Also included are a 3-car garage and woodshed. A true crown jewel is the float-trip operation--the ONLY commercial float-trip outfitter on the Sac River, offering a significant competitive advantage. The turnkey fleet includes 70+ canoes, 50+ kayaks, 25 rafts, tubes, 5 buses, 4 trucks, 10 canoe/kayak trailers, 2 raft trailers, 1



Joseph E Cooper
Phone: (417) 844-4908
RE/MAX House of Brokers

For full listing details, please scan:

