

12 Willhoit
Theodosia, MO 65761



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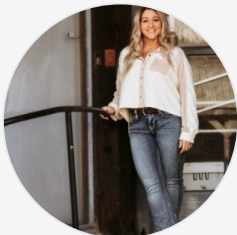
MLS# SOM60333967



\$269,000

2 Bedrooms | 1 Bathroom | 1,376 Sqft

25 Acres Near Bull Shoals Lake - Commercial or Residential Opportunity Opportunity awaits on approximately 25 acres in Theodosia, Missouri, located just 1 mile from Theodosia Marina and beautiful Bull Shoals Lake! Zoned for commercial or residential use, this unique property offers a wide range of possibilities for a private residence, investment property, RV park, campground, cabin rentals, or other business venture, subject to applicable regulations and approvals. The acreage offers a great mix of open pasture and woods, along with a spring and established fruit trees. The property currently features 8 RV hookups with water and electric already in place, providing a great head start for someone looking to expand its recreational or income-producing potential. Also included is a 1,376 sq. ft., 2-bedroom, 1-bath home that is in need of TLC, giving the new owner an opportunity to renovate and make it their own or incorporate it into a future business or rental plan. The property borders Corps of Engineers land, adding to the appeal of this already desirable Ozarks location. With Bull Shoals Lake, Theodosia Marina, recreation, and town conveniences nearby, this property combines acreage, location, existing infrastructure, and flexibility that can be hard to find. Whether you're envisioning an RV destination, campground,



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