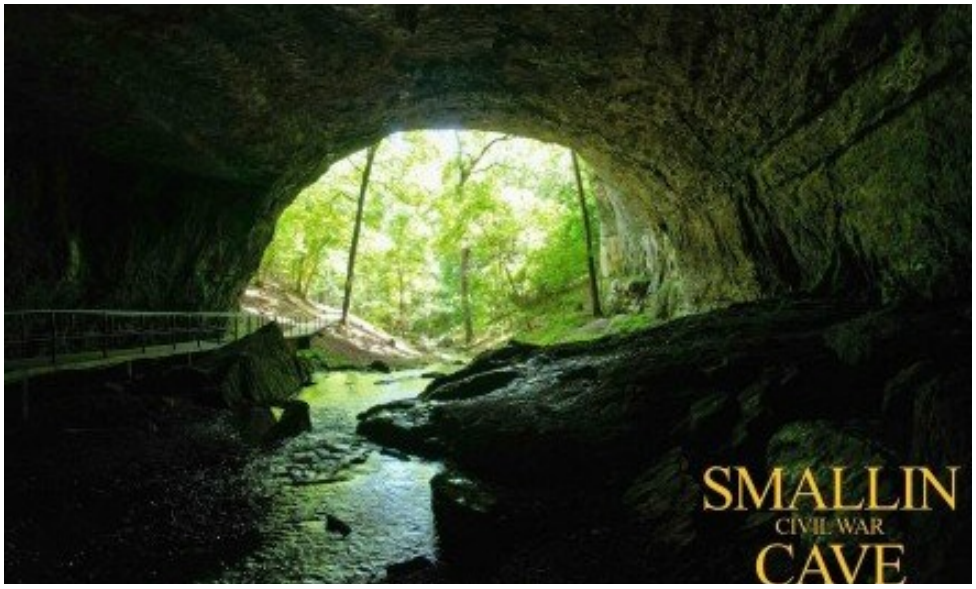
3575 Smallin
Ozark, MO 65721

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$3,800,000

A once-in-a-generation opportunity to own one of the Ozarks' most iconic tourist destinations. Smallin Civil War Cave is offered on 28.05A+/- acres featuring three caves, including an incredible commercial show cave with approximately 550 feet of developed passage. Rich in history dating back to the Osage Indians, early Ozark settlers, and the Civil War, this remarkable property combines natural beauty with an established tourism business on a site that is in the National Register of Historic Places! The possibilities for this property are endless. The current owners have hosted everything from weddings and historic re-enactments to elementary class field trips. The property was once used for a church camp and those bunk houses remain. A thriving AirBnB business could also be a great possibility!Improvements include a gift shop/visitor center, three cabins, fellowship hall, picnic pavilion, scenic viewing pavilion, parking, and supporting infrastructure. Continue operating the successful cave attraction or expand into weddings, Airbnb or vacation rentals, retreats, educational programs, festivals, and other destination events. Rarely does a property offering this level of history, infrastructure, and future development potential become available. Own a true piece of Missouri and Ozarks history while creating the next chapter of this

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