



Great opportunity and investment just a couple of miles from Lake Okhissa where the new Hyatt Resort will break ground shortly. Welcome to the Campground. The Campground is a property that once thrived as an RV park and bait store that serviced both Lake Okhissa and the Homochitto National Forest. For the last 5-6 years, the bait store has been closed and the campground has not seen its usual number of guests. Father time caught up with the owner of this property and he is no longer able to maintain and run it the way he knows it needs to be run. The seller is selling his baby and a place where he's had the opportunity to interact with and influence so many people. There are 14 current RV spots with room for many more. There are currently two full time renters with others coming and going. It is worth noting that no public marketing has been done other than the sign at the road. The bait shop is 720+- sqft and sits on a slab. The building is in great shape and gives the new owner the chance to immediately open back up with some simple decorating and the purchase of inventory. In addition, there is a 3 bed/2 bath mobile home on the property in the rear that is included in the sale. The mobile home is just a few years old and could serve as an office or caretaker/manager home. This area is growing abundantly since the recent announcement of the Hyatt Resort, and there will be hundreds of cars passing this property each and every day before that is finished. The opportunity to run a successful outdoor store and RV park in a prime location like this is any investor's dream. You will be hard pressed to find a better opportunity than this at this price. If you are interested in growing a small business, you need to take a look at the Campground. Give your favorite realtor a call today. The seller is exempt from the PCDS, and the sale will be "as is".

5374 Highway 98, Meadville, MS

31.390920, -90.832879 GPS



\$170,000

**2.1± Acres
MLS #4120229**



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