

Bearcat Beach
8999 County Road 364
Lesterville, MO 63654

153± Acres
Reynolds County



Bearcat Beach
Lesterville, MO / Reynolds County

SUMMARY

Address

8999 County Road 364

City, State Zip

Lesterville, MO 63654

County

Reynolds County

Type

Recreational Land, Business Opportunity, Riverfront

Latitude / Longitude

37.41982 / -90.823378

Acreage

153

Property Website

<https://livingthedreamland.com/property/bearcat-beach-reynolds-missouri/115927/>



Bearcat Beach

Lesterville, MO / Reynolds County

PROPERTY DESCRIPTION

Bearcat Beach- Lesterville, Missouri

A rare opportunity to own a well-established recreational property along the beautiful Black River in Lesterville, Missouri! Bearcat Getaway offers approximately **153 +/- acres**, including a remarkable **14 +/- acre gravel bar** and approximately **1/4 mile of Black River frontage**. Owned and enjoyed by the same family for more than 40 years, this property offers a unique combination of natural beauty, recreation, and income-producing potential.

The property features a **3-bedroom, 2-bath main lodge**, along with several smaller rental cabins, making it an ideal destination for weekend getaways, family vacations, floating trips, hunting excursions, or continued operation as a recreational resort. The large gravel bar provides an excellent gathering area and easy access to the river, while the expansive river frontage creates outstanding opportunities for swimming, floating, fishing, kayaking, and enjoying the outdoors.

The **Black River is well known for its clear, scenic waters, excellent fishing, and popular floating opportunities**, drawing visitors from throughout the region. With a large stretch of river suitable for recreational activities and other established resorts nearby, Bearcat Getaway is ideally positioned to attract visitors looking for an authentic Ozarks river experience.

Beyond the river, the acreage offers excellent hunting and outdoor recreation, with **whitetail deer and wild turkey** throughout the property. The combination of timber, river bottom, gravel bar, and recreational improvements creates a diverse landscape with something for everyone.

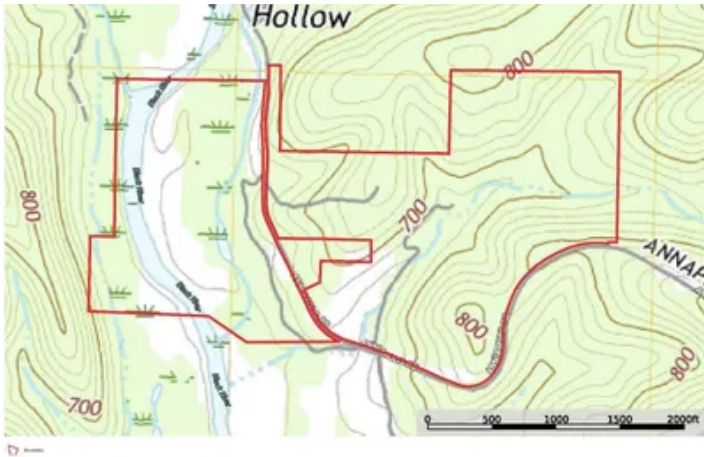
Located in the heart of the **Lesterville recreational area**, Bearcat Getaway is surrounded by other resorts, floating destinations, and outdoor attractions. Whether you're looking to continue the existing rental operation, create a private family retreat, expand the recreational business, or invest in a unique riverfront property, this auction presents an exceptional opportunity to own a piece of the Black River that has been cherished by one family for more than four decades.

Starting Bid is \$750,000.

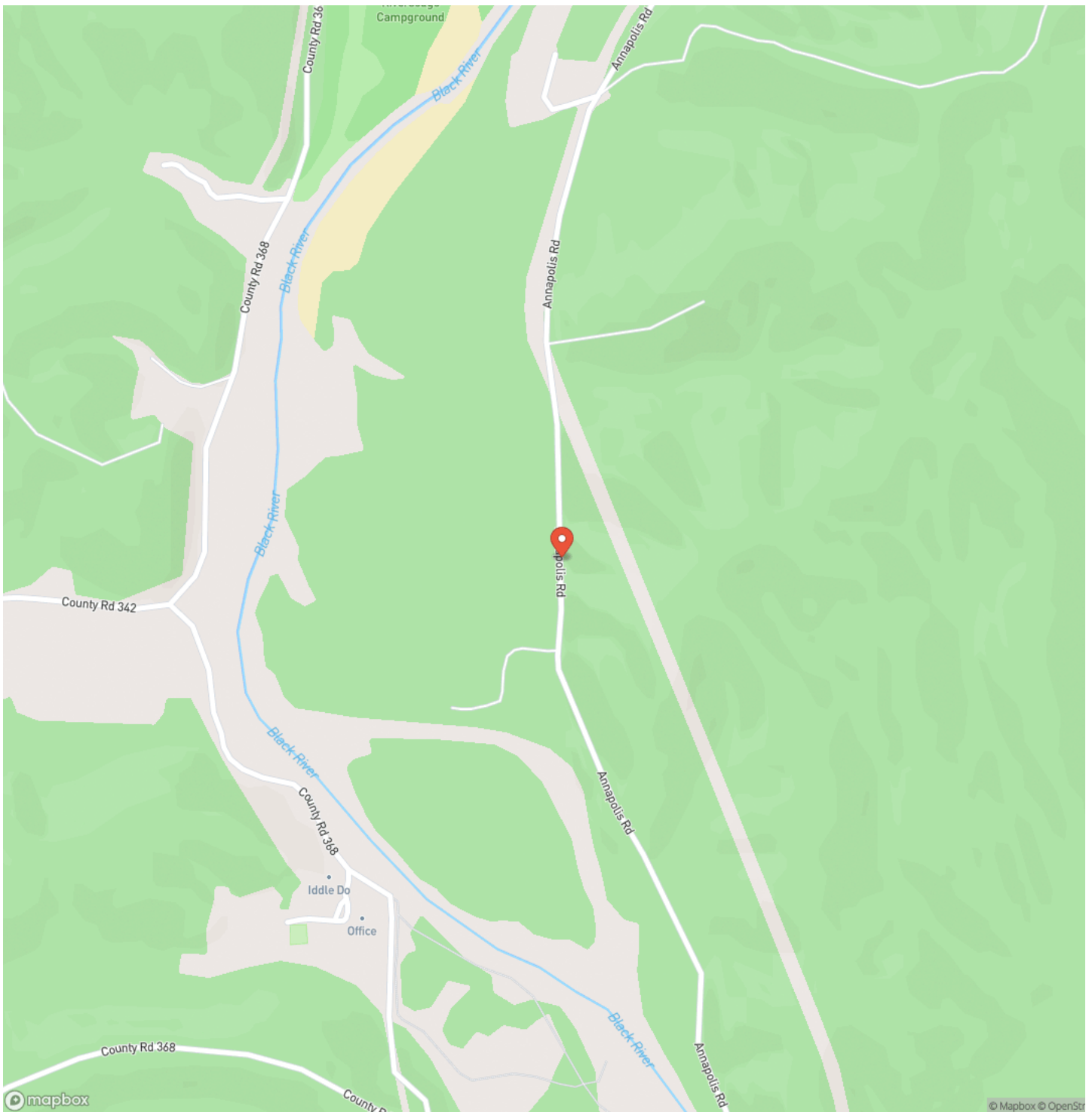
Auction Starts October 15th at 8am.



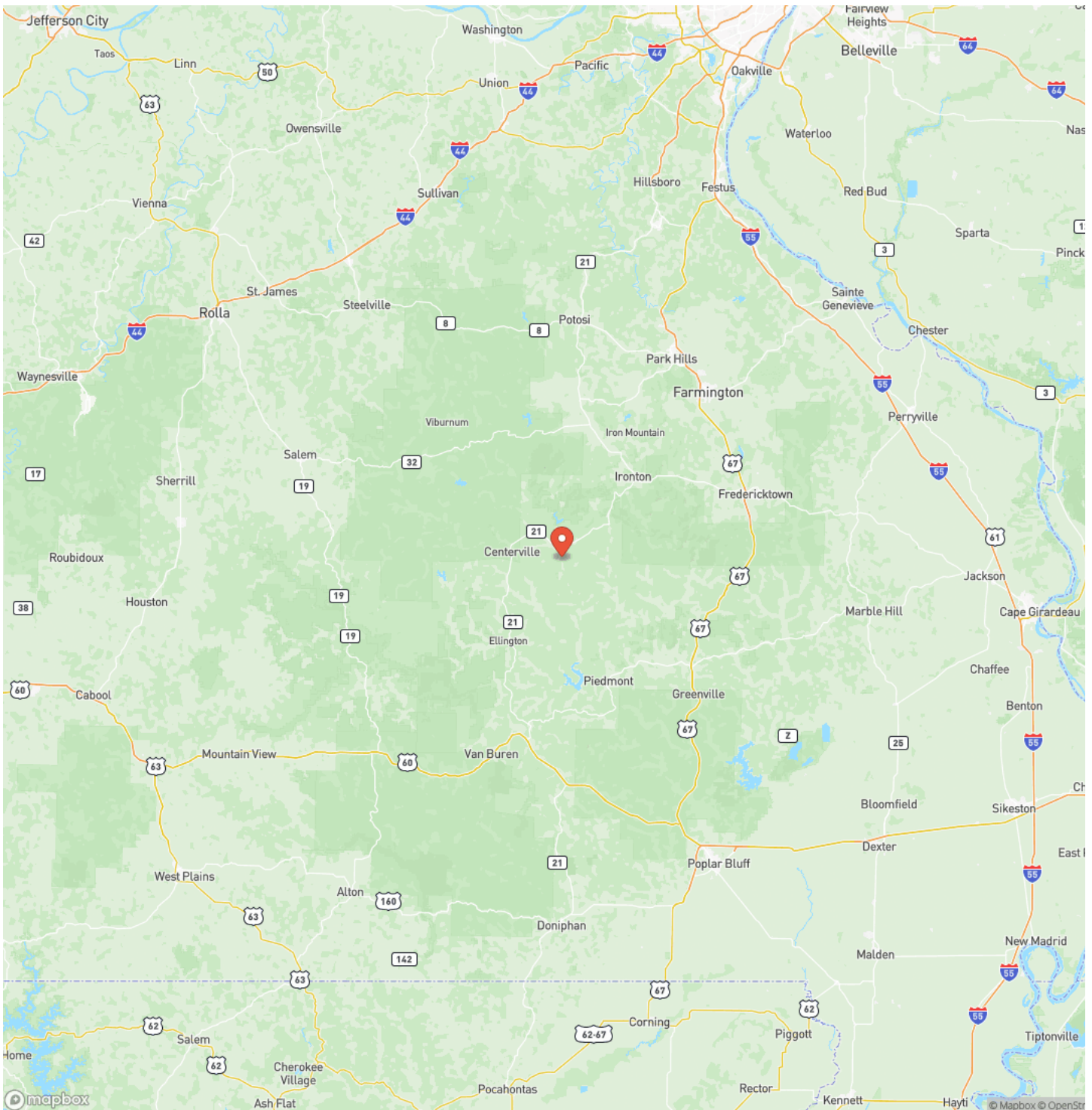
Bearcat Beach
Lesterville, MO / Reynolds County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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