

**Willhoit Acres**  
12 Willhoit Lane  
Theodosia, MO 65761

**\$269,000**  
25± Acres  
Ozark County



**Willhoit Acres**  
**Theodosia, MO / Ozark County**

---

**SUMMARY**

**Address**

12 Willhoit Lane

**City, State Zip**

Theodosia, MO 65761

**County**

Ozark County

**Type**

Recreational Land, Commercial, Hunting Land, Residential Property

**Latitude / Longitude**

36.583195 / -92.673711

**Dwelling Square Feet**

1,376

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

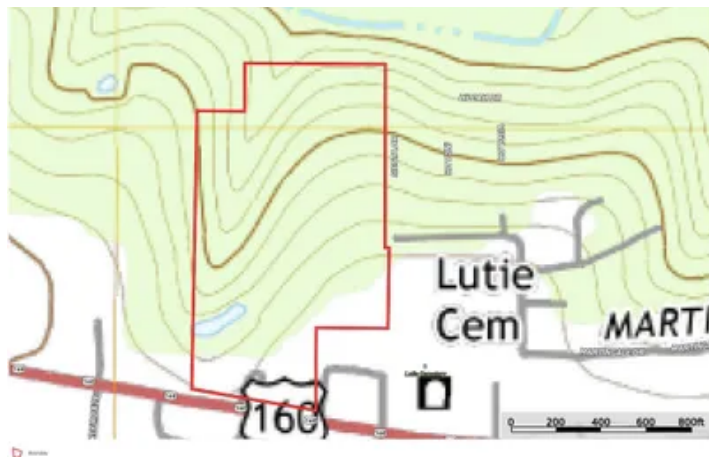
25

**Price**

\$269,000

**Property Website**

<https://livingthedreamland.com/property/willhoit-acres-ozark-missouri/117750/>



**PROPERTY DESCRIPTION**

25 Acres Near Bull Shoals Lake - Commercial or Residential 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, cabin rentals, investment property, business location, or your own Ozarks residence, this 25-acre property offers plenty of room to bring your ideas to life. Endless possibilities in the heart of Theodosia and just minutes from Bull Shoals Lake!

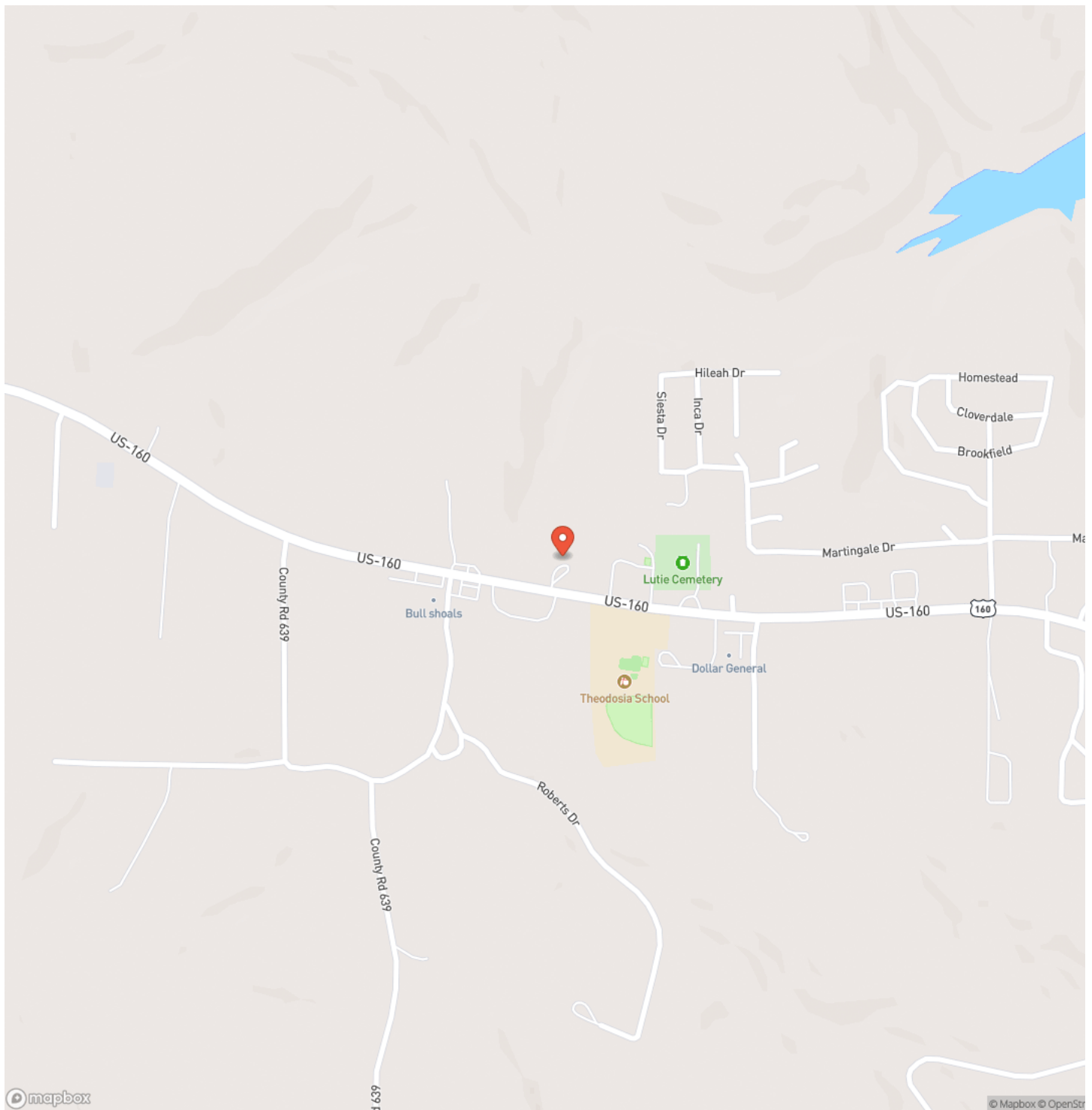


Willhoit Acres  
Theodosia, MO / Ozark County

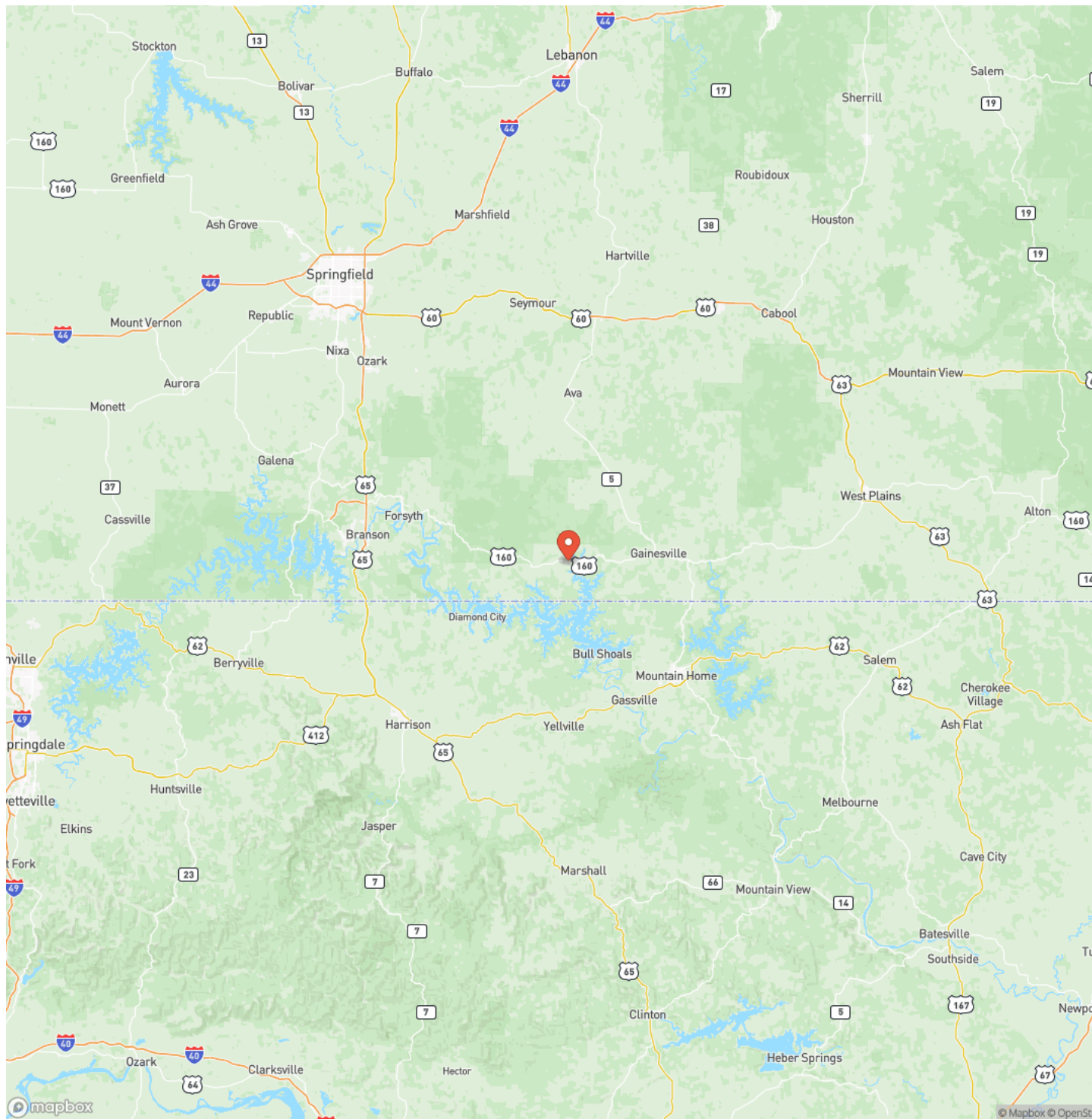
---



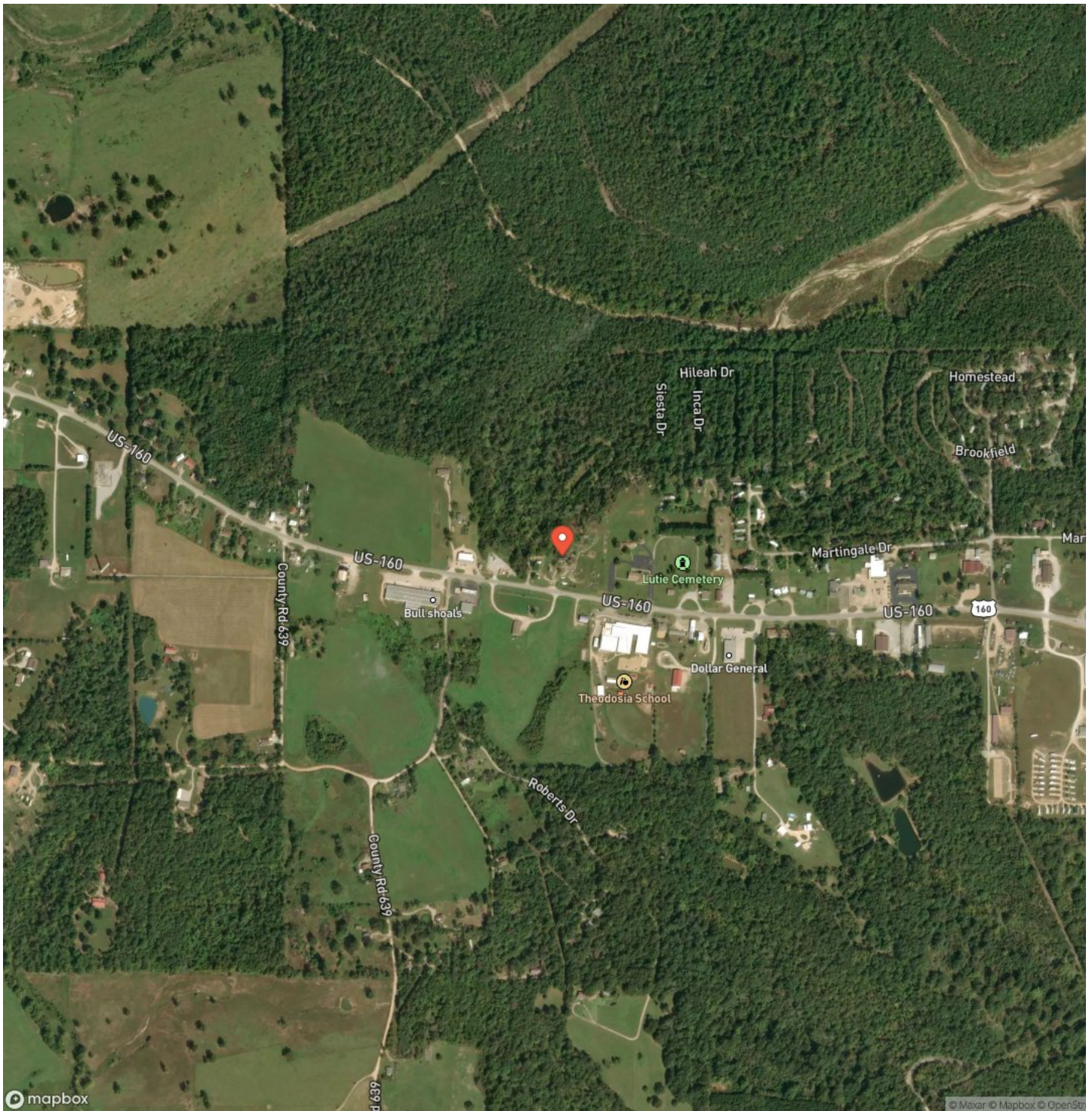
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jessica Campbell

## Mobile

(417) 217-0483

## Office

(855) 289-3478

## Email

Jess@livingthedreamland.com

**Address**

6485 N Service Rd

## City / State / Zip

Leasburg, MO 65535

## NOTES

[illegible]

## This image shows a single sheet of white paper with horizontal 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.



**MORE INFO ONLINE:**  
<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

(855) 289-3478

<https://livingthedreamland.com/>

---

