

**Wild Bills Outfitters**  
23 HWY 268 E  
Yellville, AR 72687

**\$3,000,000**  
56± Acres  
Marion County



**Wild Bills Outfitters**  
**Yellville, AR / Marion County**

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**SUMMARY**

**Address**

23 HWY 268 E

**City, State Zip**

Yellville, AR 72687

**County**

Marion County

**Type**

Commercial

**Latitude / Longitude**

36.074007 / -92.602052

**Acreage**

56

**Price**

\$3,000,000

**Property Website**

<https://www.mossoakproperties.com/property/wild-bills-outfitters-marion-arkansas/96293/>



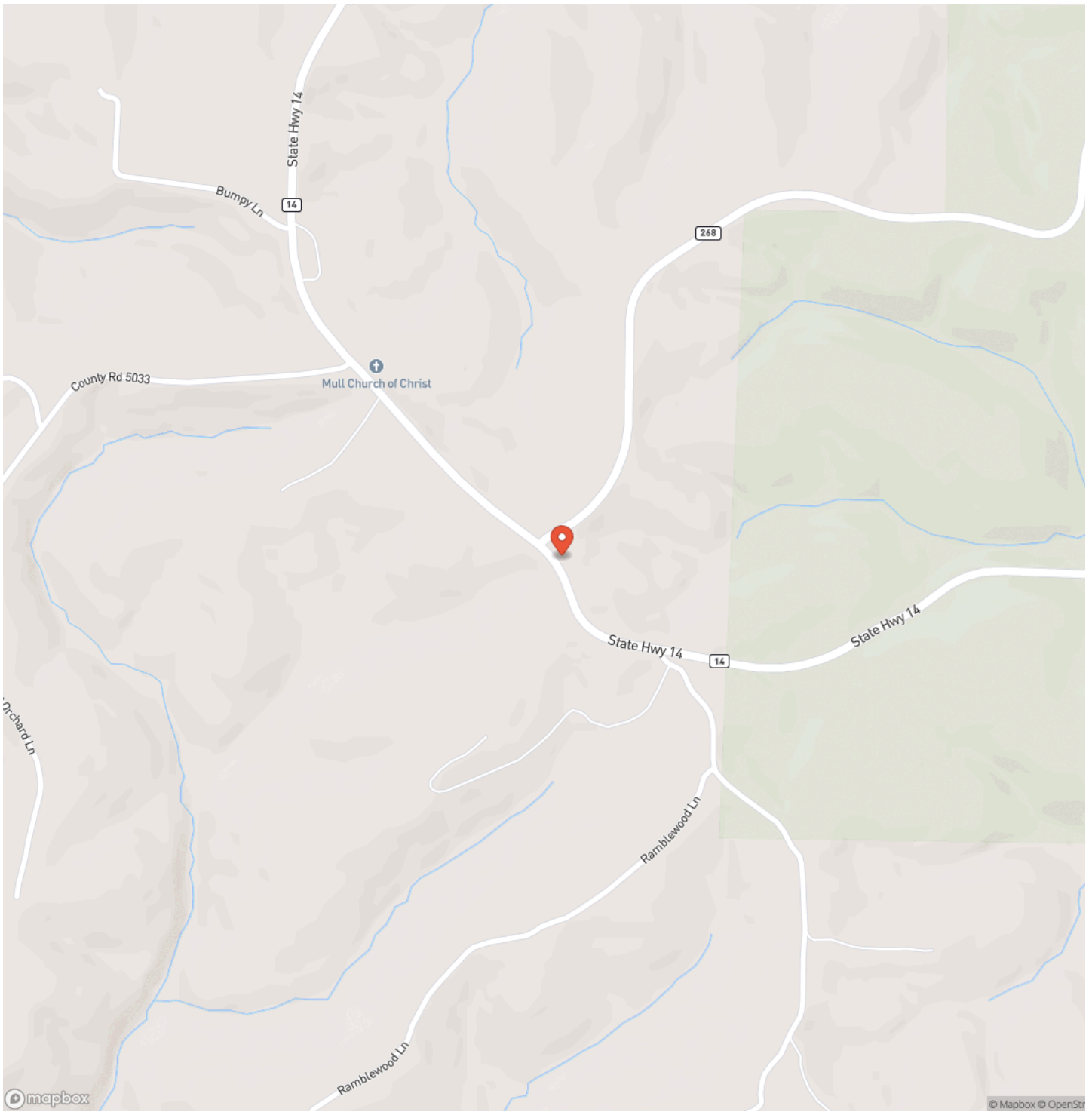
**PROPERTY DESCRIPTION**

Turnkey Buffalo National River Canoe & Cabin Rental Business Rare opportunity to own a fully operational, turnkey outdoor recreation business on the world-famous Buffalo National River. This established operation offers multiple income streams and is ready for a new owner to step in and succeed from day one. The property features 13 rental cabins nestled in beautiful Ozark scenery, along with a well-stocked on-site store offering groceries, beer & wine, gas pumps, fishing tackle, clothing, and outdoor merchandise-serving both guests and floaters alike. Included in the sale are a total of 311 permits to operate canoe, kayak, and raft rentals on the Buffalo National River, providing excellent capacity for high-volume seasonal traffic and strong revenue potential. Surrounded by breathtaking views, wildlife, and some of the most sought-after floating waters in the country, this business enjoys repeat customers, strong tourism demand, and unlimited growth opportunities.

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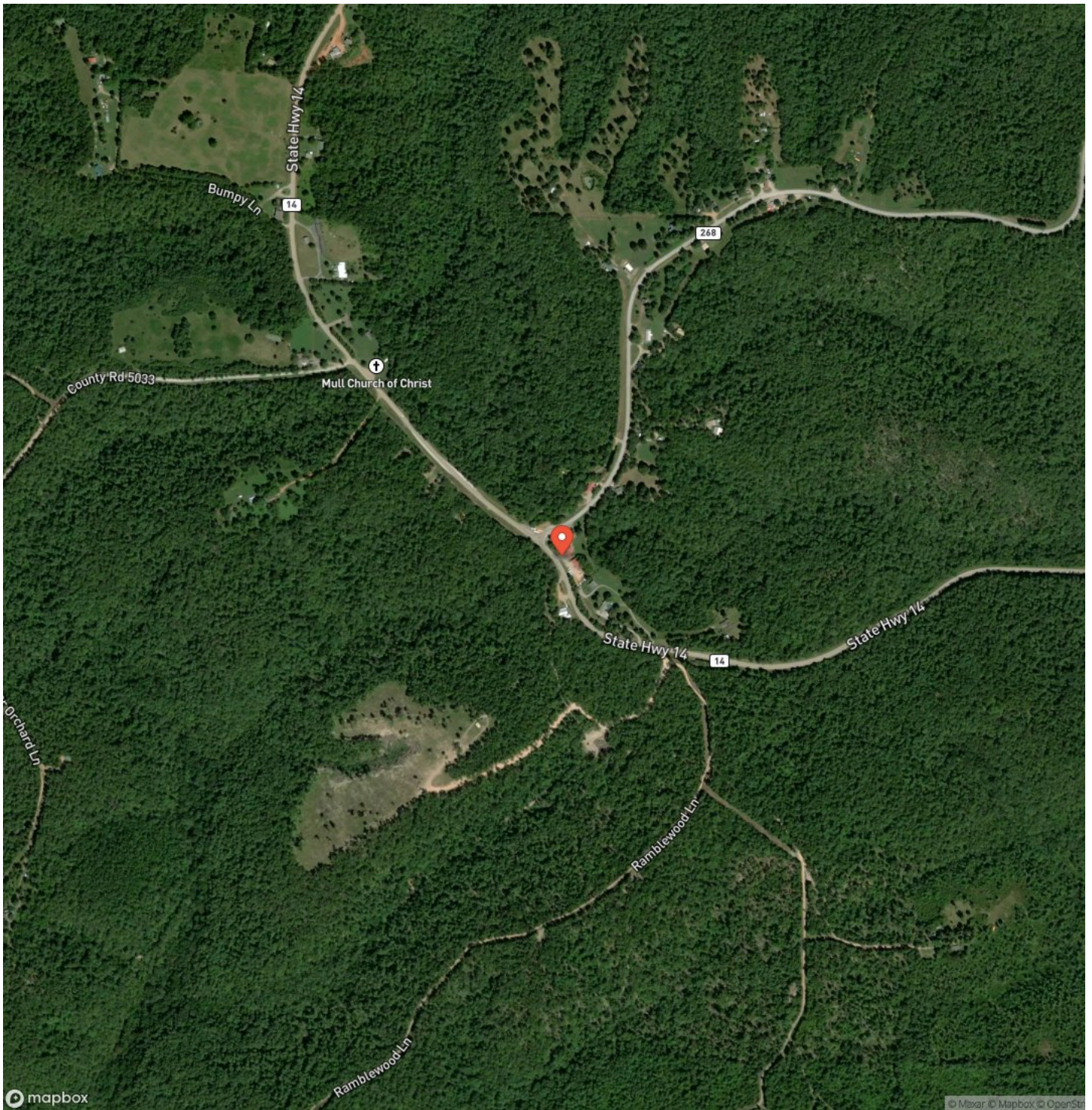
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.

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