

**Exceptional Investment and Development Opportunity  
in Fairdealing, MO**  
Robert Drive  
Fairdealing, MO 63939

**\$885,000  
30± Acres  
Ripley County**



## Exceptional Investment and Development Opportunity in Fairdealing, MO

Fairdealing, MO / Ripley County

### SUMMARY

#### **Address**

Robert Drive

#### **City, State Zip**

Fairdealing, MO 63939

#### **County**

Ripley County

#### **Type**

Commercial, Business Opportunity

#### **Latitude / Longitude**

36.662655 / -90.617235

#### **Acreage**

30

#### **Price**

\$885,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/exceptional-investment-and-development-opportunity-in-fairdealing-mo-ripley-missouri/95308/>



## **Exceptional Investment and Development Opportunity in Fairdealing, MO**

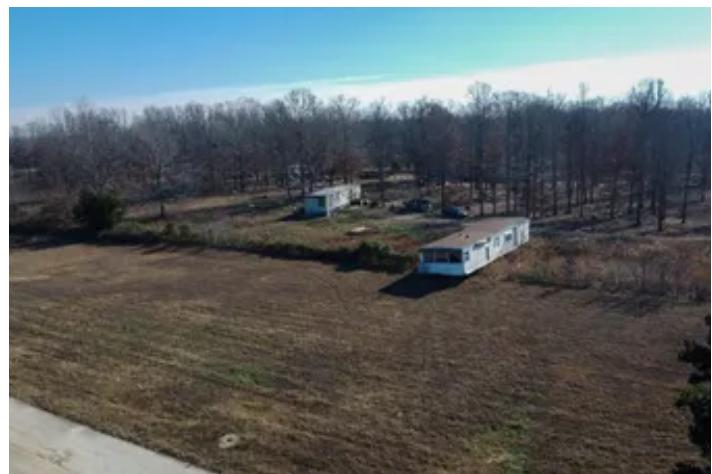
### **Fairdealing, MO / Ripley County**

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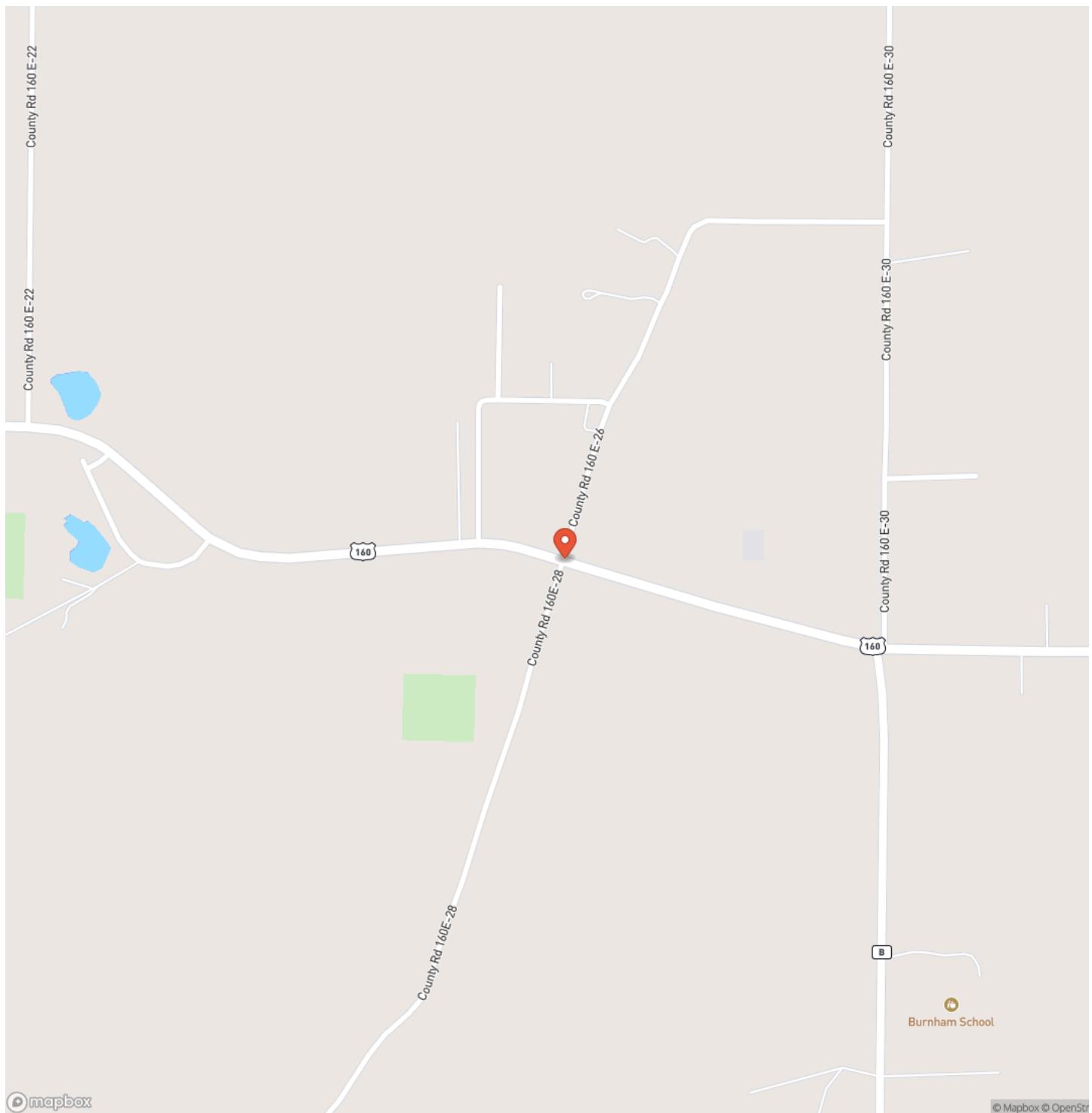
#### **PROPERTY DESCRIPTION**

Discover an exceptional investment and development opportunity in Fairdealing, MO. This rare 30-acre property offers a unique combination of cleared land, existing infrastructure, and multiple income-producing rent-to-own mobile homes. The front 20 acres feature private, self-managed sewer ponds plus two mobile homes under contract and two additional units ready for future rental or resale, with additional acreage that is development ready. The back 10 acres include 17 vacant lots and 5 mobile homes under active rent-to-own contracts, all connected by a well-maintained gravel road. With 8 electric hookups, 8 water hookups, and 5 sewer hookups already in place, the groundwork is set for immediate use. The land is level, cleared with few trees, and highly adaptable, ideal for continued mobile home park operations, new home development, a tiny-home community, RV or campground expansion, or a creative mixed-use investment project. Opportunities like this don't come around every day: turnkey income now, and endless potential for growth in the future.

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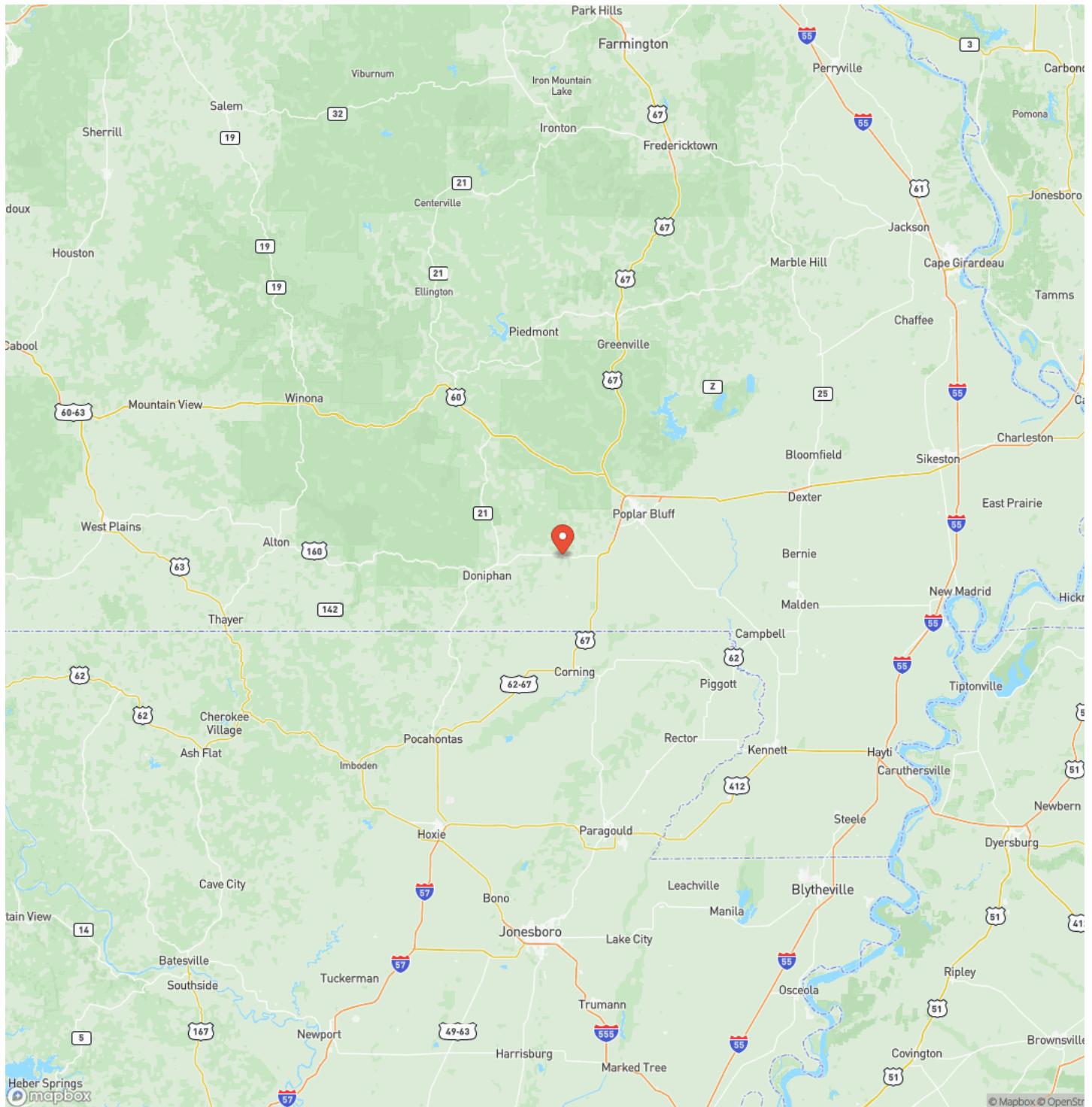


## Locator Map



## Exceptional Investment and Development Opportunity in Fairdealing, MO Fairdealing, MO / Ripley County

## Locator Map

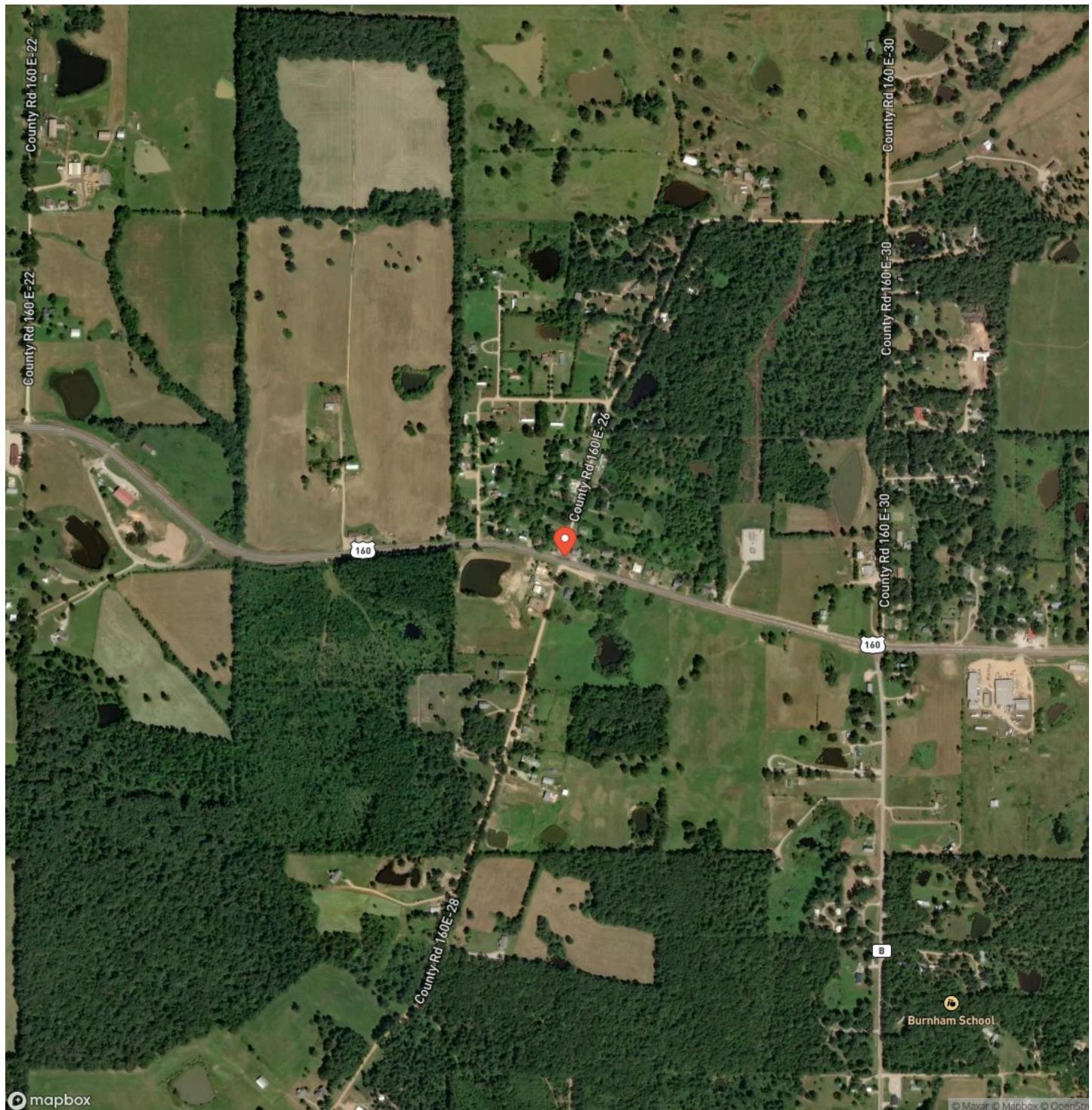


## **MORE INFO ONLINE:**

[MossyOakProperties.com](http://MossyOakProperties.com)

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Fairdealing, MO / Ripley County

## Satellite Map



## Exceptional Investment and Development Opportunity in Fairdealing, MO Fairdealing, MO / Ripley County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Drew Shands

## Mobile

(573) 707-9407

## Office

(573) 712-2252

## Email

dshands@mossyoakproperties.com

## Address

947 N Westwood Blvd

**City / State / Zip**

## NOTES



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[MossyOakProperties.com](http://MossyOakProperties.com)

## NOTES

## **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.

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