

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/>



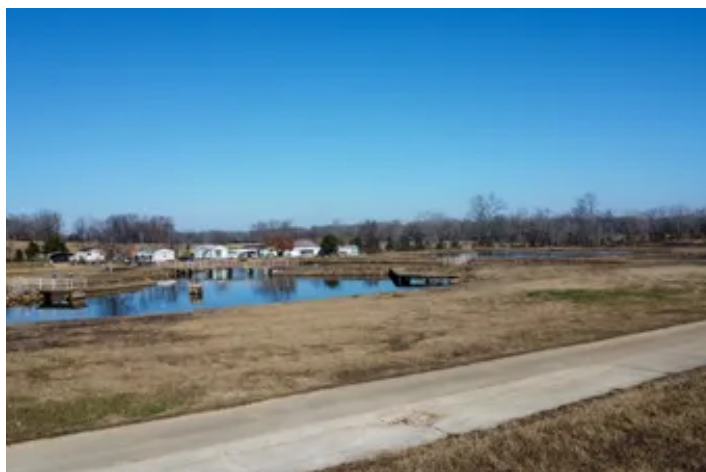
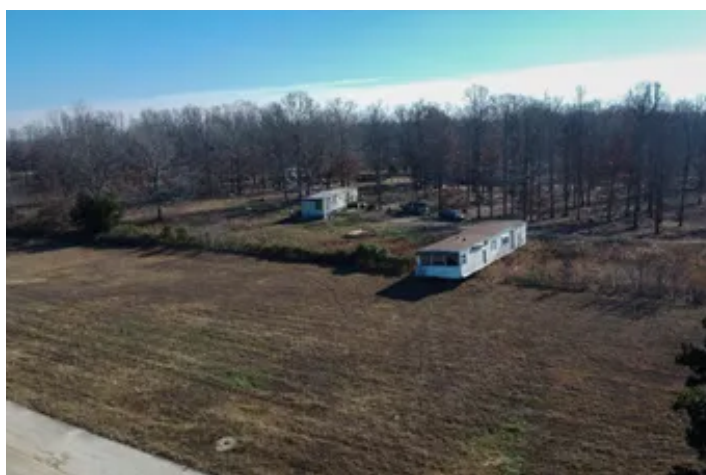
Exceptional Investment and Development Opportunity in Fairdealing, MO

Fairdealing, MO / Ripley County

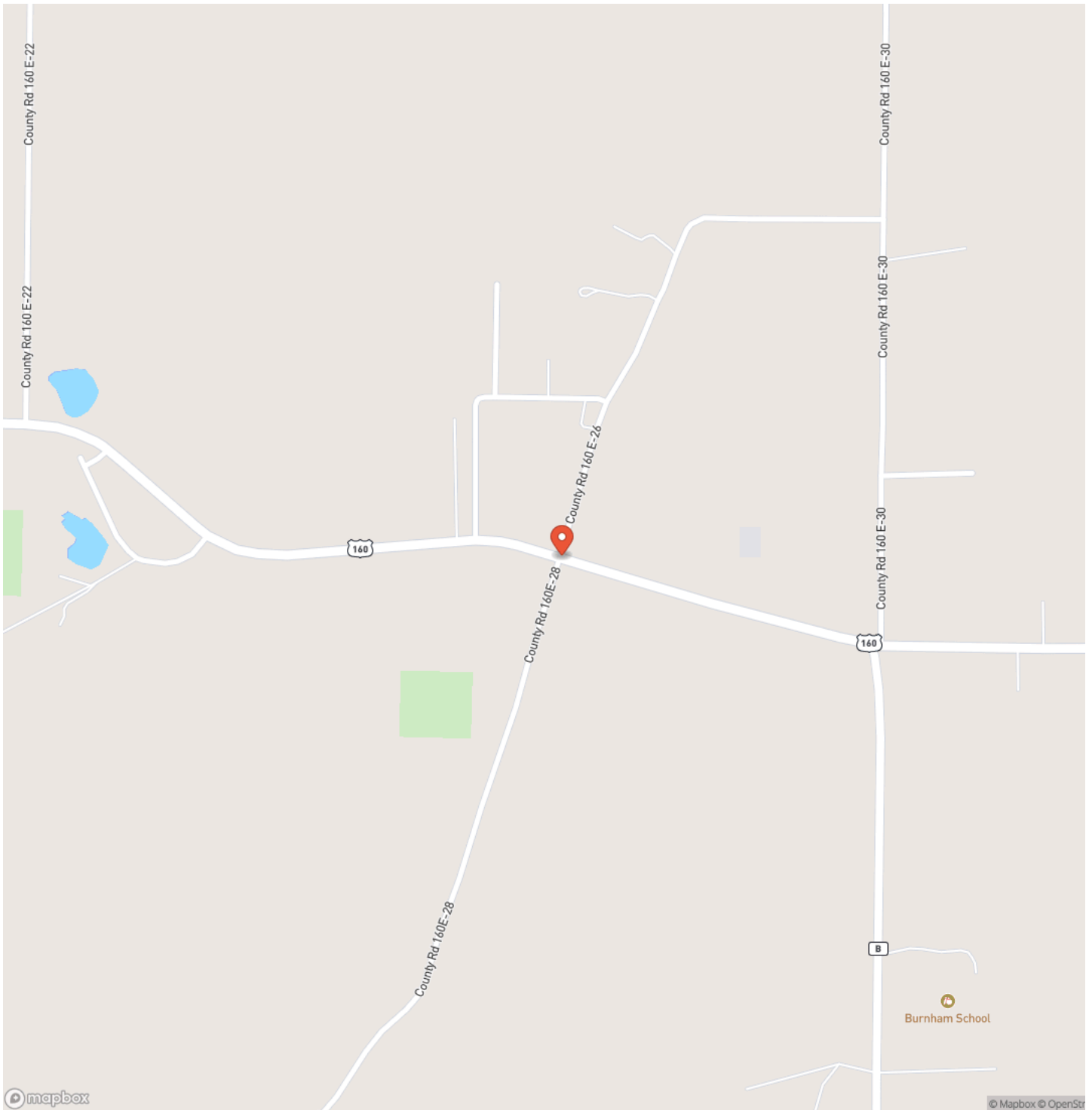
PROPERTY DESCRIPTION

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.

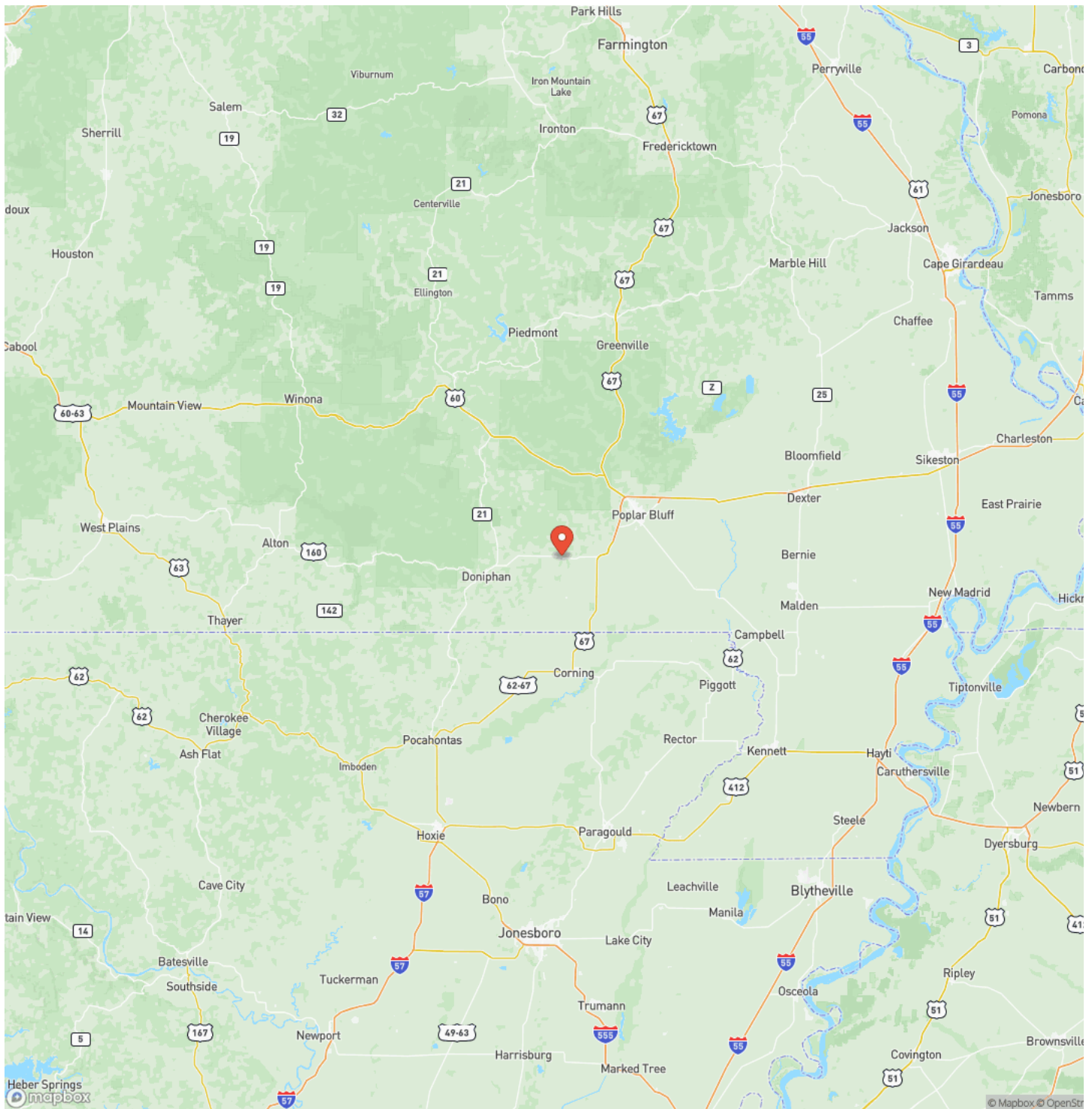
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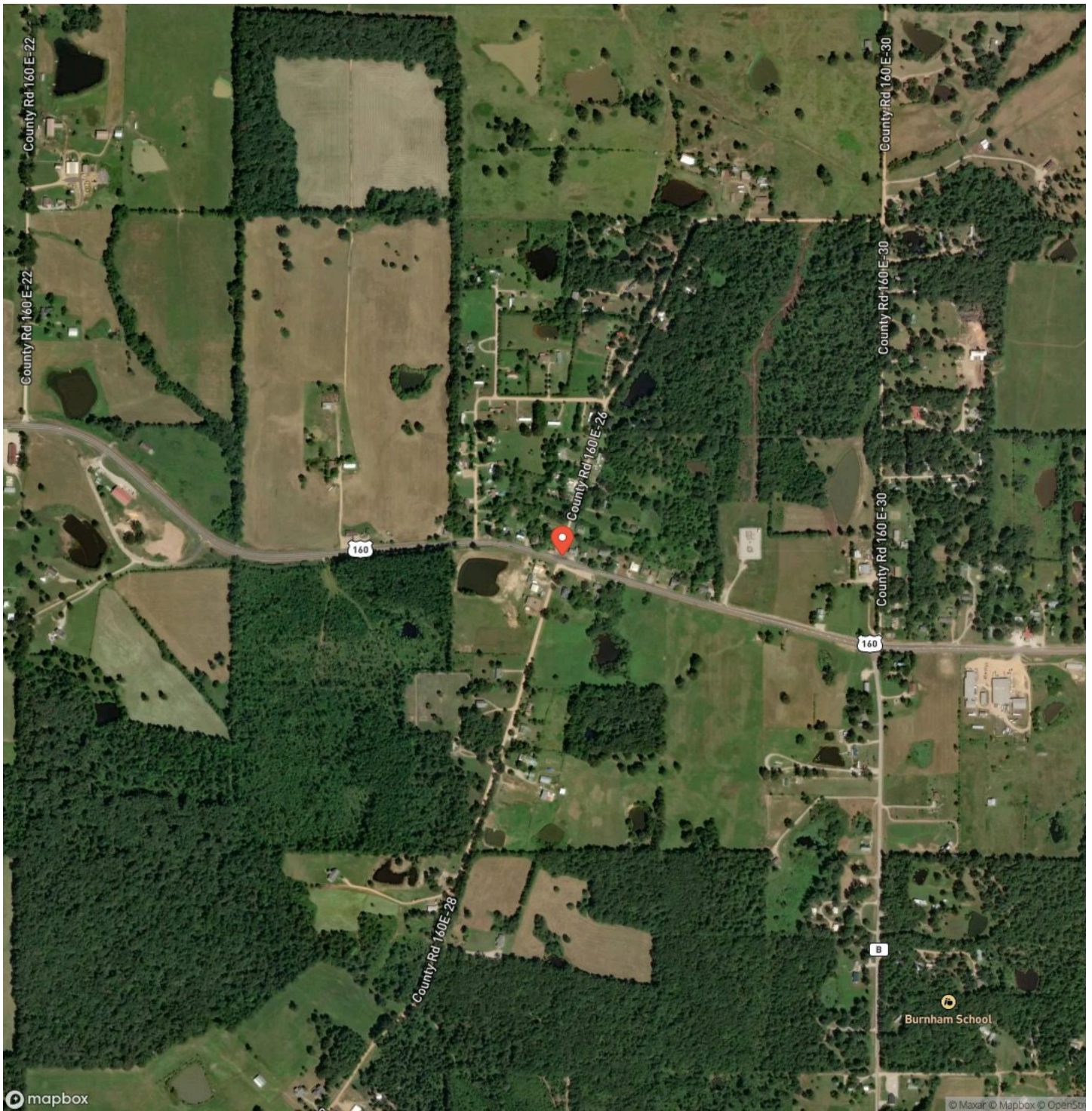
Locator Map



Locator Map



Satellite Map



Exceptional Investment and Development Opportunity in Fairdealing, MO

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

This image shows a blank 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.

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:
MossyOakProperties.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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com
