

Riverfront Campground For Sale in Van Buren, Missouri,
Carter County
1827 Brown Rd
Van Buren, MO 63965

\$1,100,000
8.500± Acres
Carter County



Riverfront Campground For Sale in Van Buren, Missouri, Carter County

Van Buren, MO / Carter County

SUMMARY

Address

1827 Brown Rd

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Recreational Land, Riverfront, Business Opportunity

Latitude / Longitude

36.993345 / -91.01146

Acreage

8.500

Price

\$1,100,000

Property Website

<https://www.mossyoakproperties.com/property/riverfront-campground-for-sale-in-van-buren-missouri-carter-county-carter-missouri/29787/>



MORE INFO ONLINE:

MossyOakProperties.com



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Van Buren, MO / Carter County

PROPERTY DESCRIPTION

Current Riverfront Campground for sale in Van Buren, Missouri

Top-rated Ozark Riverfront Campground is a well-established turn-key opportunity for the savvy investor looking to engage in this expanding marketplace. Situated on Brown Road within eyesight of downtown, this 8.5 m/l acre parcel boasting approx 540 linear feet of private riverfrontage currently offers 26 pull-through RV sites and 92 primitive camping sites with room for expansion. All of the underground utilities received a total upgrade in 2022, with 30/50 amp individual hookups serving all sites as well as a newly refurbished bath house that met or exceeded national codes. This turn-key opportunity will include picnic tables and fire rings, all intellectual property, and marketing materials such as web pages, etc.

This highly visible and easily accessed location is prime for expansion of the operation or could be easily subdivided. Additional information may be made available upon request.

MORE INFO ONLINE:

MossyOakProperties.com



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Van Buren, MO / Carter County



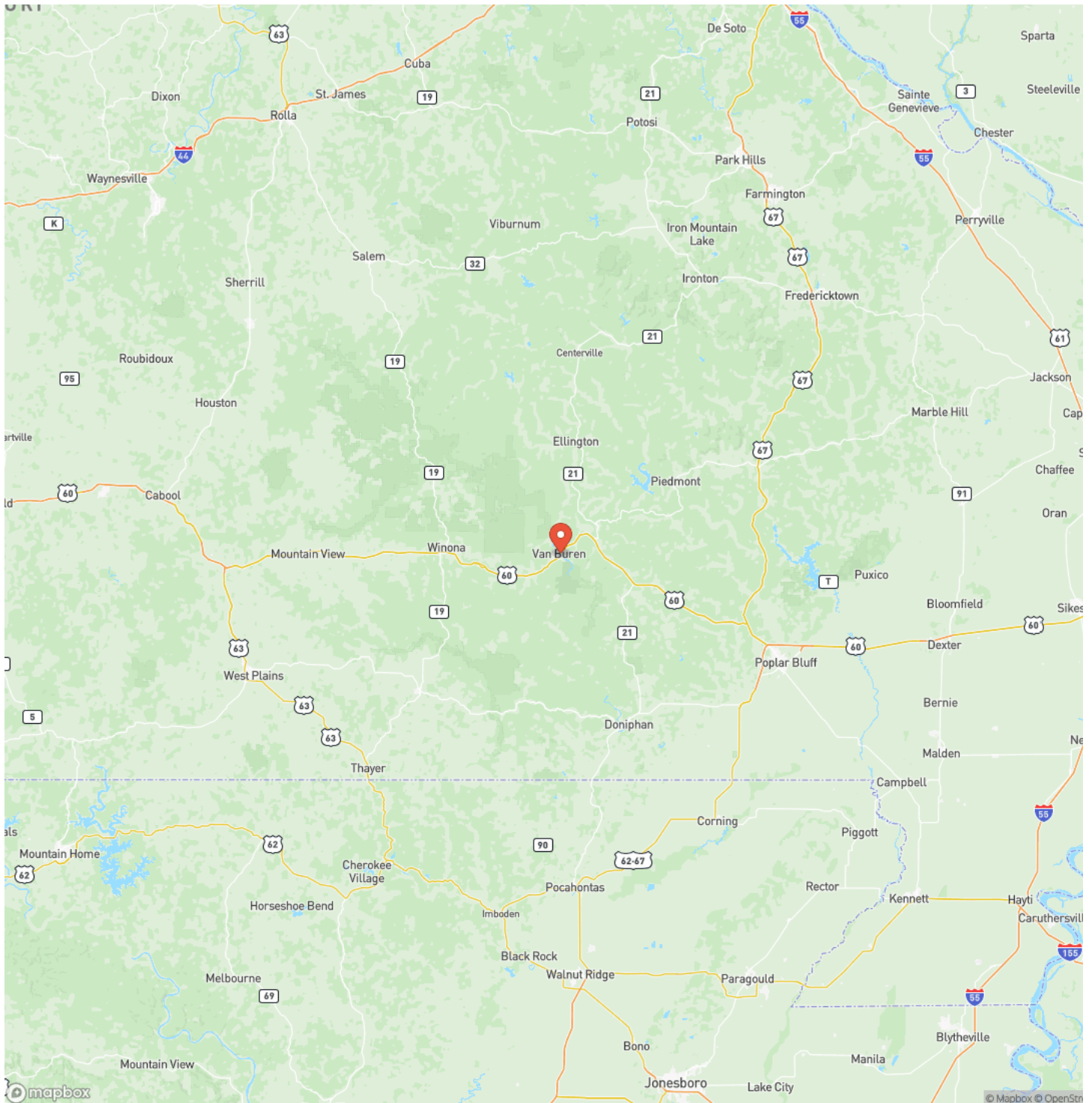
MORE INFO ONLINE:

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Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

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Riverfront Campground For Sale in Van Buren, Missouri, Carter County Van Buren, MO / Carter County

LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

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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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