

**Prime Commercial Opportunity Near the Current River
& National Parks 949 Carter Route M, Van Buren, MO
63965**
949 Highway M
Van Buren, MO 63965

\$465,000
3.920± Acres
Carter County



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Van Buren, MO / Carter County

SUMMARY

Address

949 Highway M

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Commercial, Business Opportunity

Latitude / Longitude

36.994508 / -91.03363

Taxes (Annually)

1768

Dwelling Square Feet

3200

Bedrooms / Bathrooms

-- / 2

Acreage

3.920

Price

\$465,000

Property Website

<https://www.mossyoakproperties.com/property/prime-commercial-opportunity-near-the-current-river-national-parks-949-carter-route-m-van-buren-mo-63965-carter-missouri/116215/>



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PROPERTY DESCRIPTION

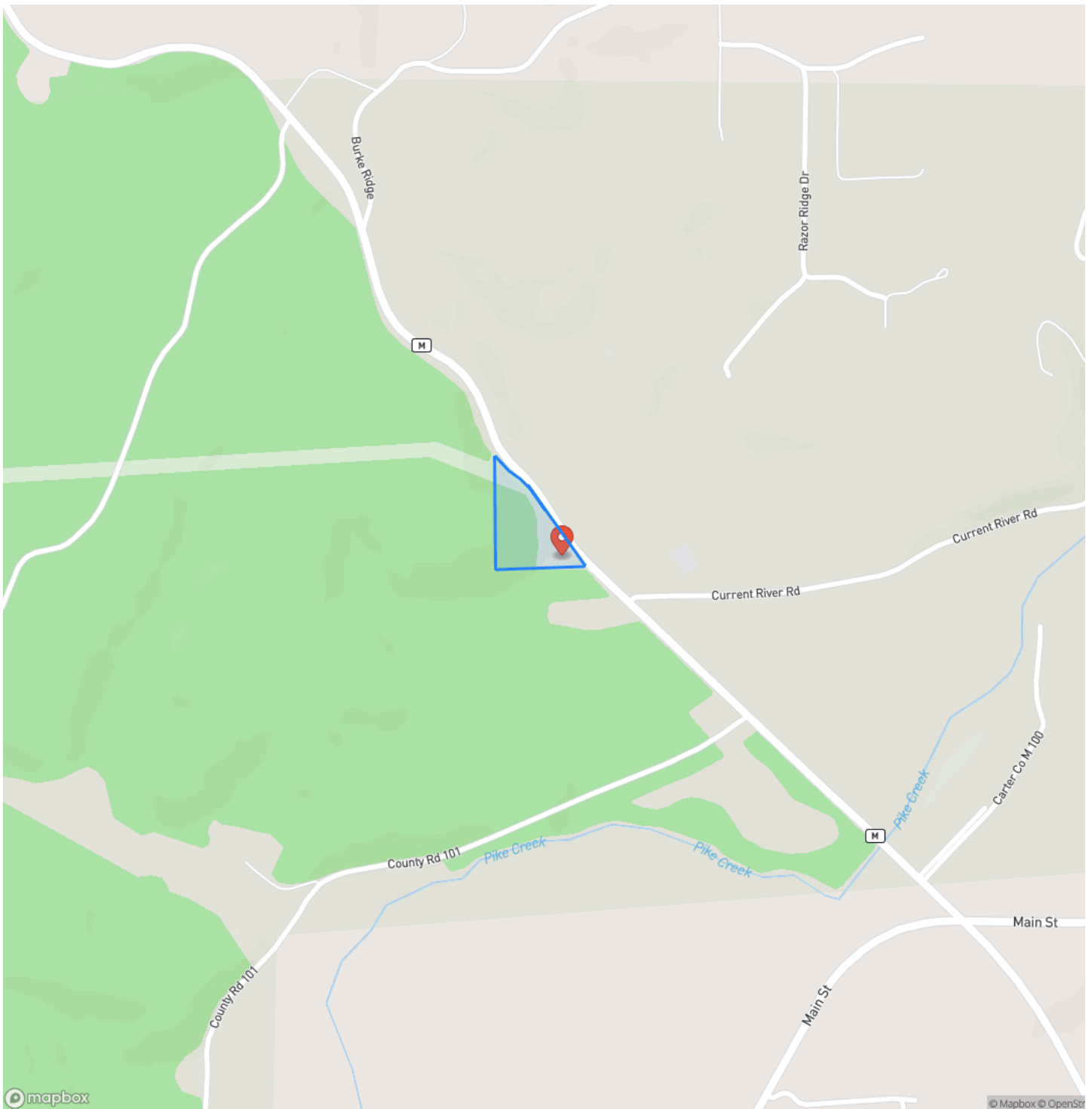
949 Highway M, Van Buren, MO - Commercial real estate offering on 3.92 +/- unrestricted acres strategically positioned along paved Route M, just 1 mile from US Highway 60 and minutes from downtown Van Buren, MO. The property features a versatile 3,200 sq. ft. multi-use commercial building currently operating as a active restaurant, fully equipped with installed public water and high-capacity electrical service. Restaurant equipment is available separately for a seamless, turn-key business handoff. With no restrictions of record and extensive paved highway frontage, the acreage offers limitless flexibility to expand or diversify-ideal for developing an RV park, nightly rental cabins, an outfitter shop, or self-storage units just to name a few. This prime location captures steady local trade along with a seasonal tourist stream drawn to the crystal-clear Current River, the world-famous Big Spring (flowing 286 million gallons daily), Mark Twain National Forest, and the 23,000-acre Peck Ranch Conservation Area, home to Missouri's wild elk herd. Whether maintaining the existing hospitality operation, repurposing the structure, or developing the excess ground for additional income, this high-visibility Ozark commercial tract delivers operational freedom and growth potential.

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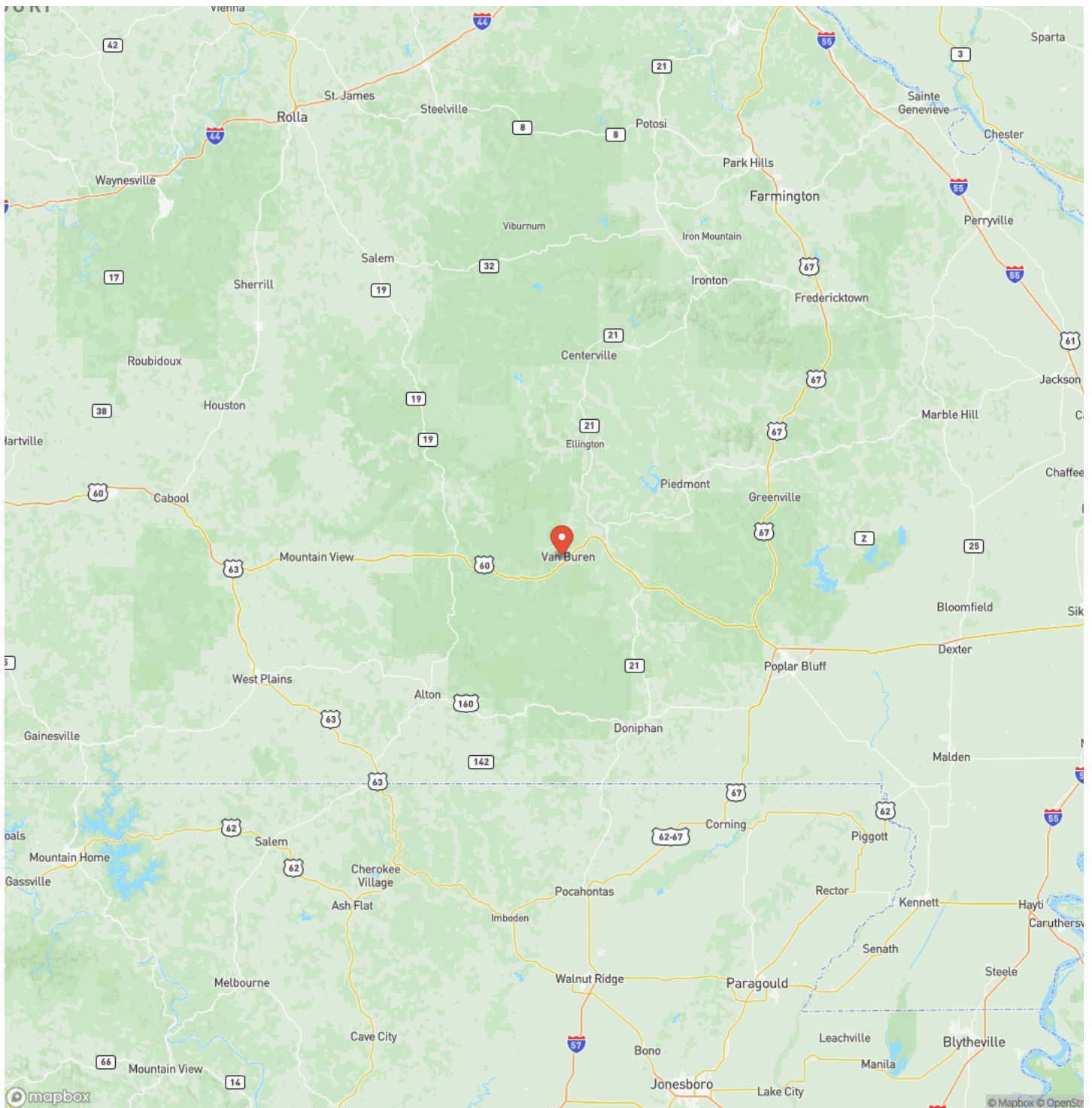
Locator Map



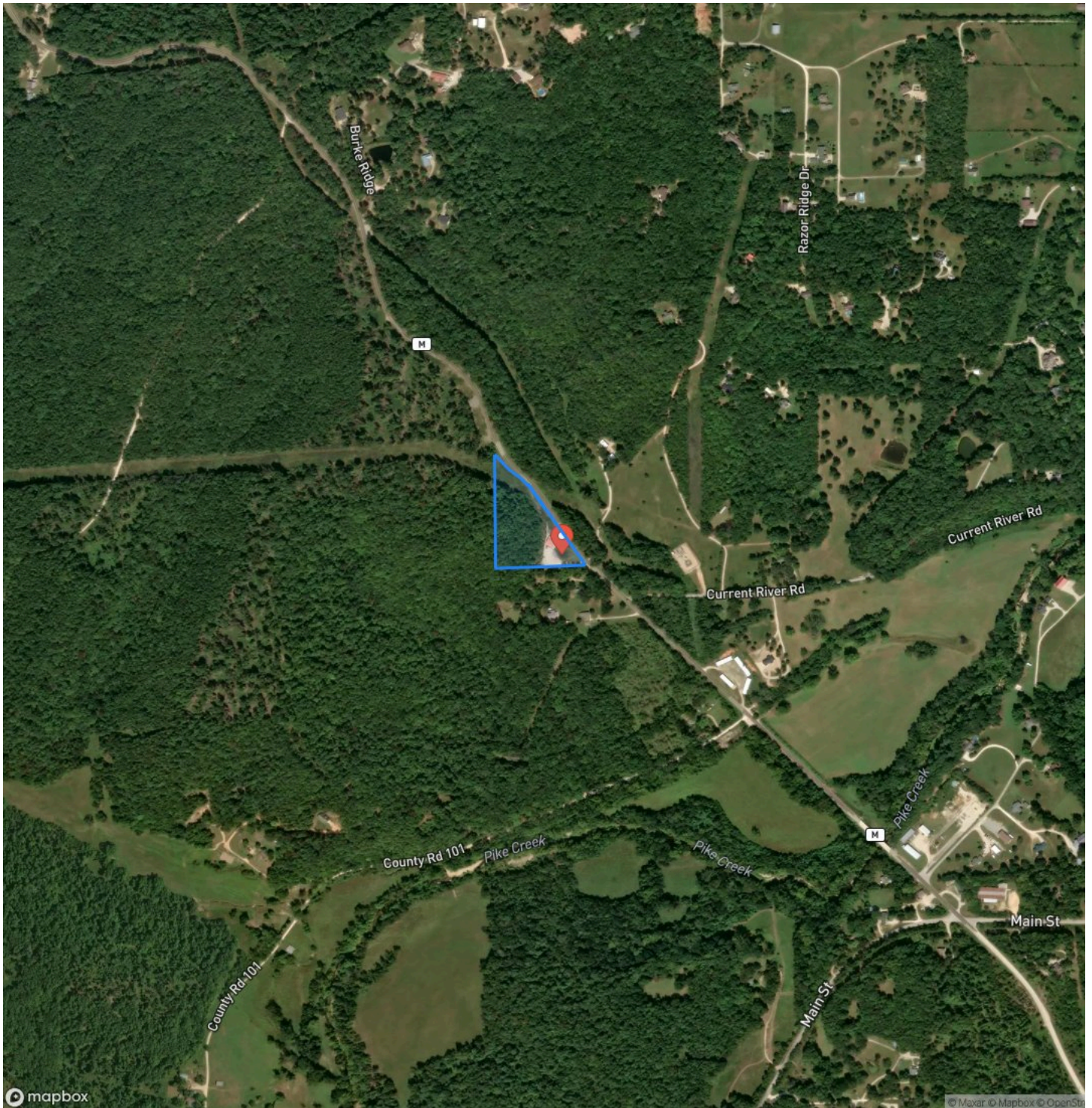
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63965

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Locator Map



Satellite Map



Van Buren, MO / Carter County

LISTING REPRESENTATIVE

For more information contact:



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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.



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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