



**Listing #287... \$680,000 ACTIVE, PROFITABLE, LAKE RESORT....OPEN YEAR ROUND  
10 CABINS.. 22 RV SITES.. 12 STALL BOAT DOCK.. IN GROUND POOL.. OWNERS HOME**

**School: Mark Twain RVIII Acres: 7 m/l Taxes: \$3,030.58**



**OZARK COUNTY REALTY P.O. Box 74 Theodosia, MO. 65761**

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**Listing #287... \$680,000 ACTIVE, BUSY LAKE RESORT....OPEN YEAR ROUND  
10 CABINS.. 22 RV SITES.. 12 STALL BOAT DOCK.. IN GROUND POOL.. OWNERS HOME**

Fully equipped, busy and active BULL SHOALS LAKE RESORT on 7 acres (m/l) that adjoin the Corps land of the lake on 2 sides. Includes 10 cabins, owners residence with office, 22 RV site rentals, in-ground swimming pool, pavilion, 12-stall boat dock, shop building, laundry and more! Located in Marion County, Arkansas, on a lake peninsula bordering hard surfaced road with easy access to the water.

Enjoy living & working at the lake, in an exciting environment where your guests come to create lifelong memories & have fun! This resort comes fully equipped to continue running this successful business. The current owners have made extensive improvements to the property & cabins, in addition to creating a year around business, paving the way for a new owner to continue to succeed & grow! The land consists of 7 acres (M/). The property borders a hard surfaced road which leads directly to the lake and the included 12-stall covered boat dock with electric. Onsite owner's home has an open living room, dining room & updated kitchen. Cozy wood burning fireplace with Buck insert. Master bedroom, guest bedroom, full bath.. Attached office has a miniature convenience store for the guests, including sodas, snacks, logo apparel, minnows, fishing lures, ice & other vacation necessities. Big covered porch is a perfect setting for fishing tales & visiting & watching the sun set over pristine Bull Shoals Lake.

The resort features 10 furnished & remodeled cabins, each with equipped kitchens & baths. The cabins consist of two 1 BR cabins, five 2 BR cabins, one 3 BR cabin & two 1 BR "deluxe" cabins. This property includes a 22-unit RV park (with annual leases) that provide a large boost in off-season income. Newly relined in-ground swimming pool, covered pavilion, laundry facility, 12-stall covered boat dock & rental boats are all included. The shop building is large enough for working on projects & is a great place for storage. Dish TV & Wi-Fi service. These owners have worked hard upgrading equipment & the infra-structure of the resort. They have created a strong web presence & have attracted new business, as well as repeat groups who rent cabins regularly. Equipment to run the resort is included. This complete turn-key operation is pet friendly, provides an excellent source of income & is the perfect fit for those who want to be their own boss while getting to know people from all over the country. Appraised in 2009 at \$700,000. Priced \$680,000.

Separate, but nearby, is a 4 BR, 3 Bath lake view home also for sale by these owners (includes boat dock slip in a community dock) for an additional \$175,000. This home has been used as a rental for vacationers & added income for the resort. All located on the North side of Bull Shoals Lake in Marion County, AR, near the Arkansas-Missouri state line, in the Protem, MO area. Only about an hour's drive to Branson. Friendly area, beautiful scenery & BULL SHOALS LAKE.

**Call Us For More Information 417-273-2290 Toll Free 1-855-273-2290**