

Two Bears RV Park

10.00 Acres | Bates County, MO | \$650,000



HAYDEN  OUTDOORS.

Two Bears RV Park

TOTAL ACRES:

10.00

PRICE:

\$650,000

COUNTY:

Bates County

CLOSEST TOWN:

Adrian, MO

Features:

Campground
Managers Quarters
Income Producing
Recreational Business
Fire Pit

Land Details:

Address: 315 S. Old 71 Hwy,
Adrian, Missouri 64720, USA

Closest Town: Adrian

Total Acres: 10.00

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Commercial

Include Business?: Yes

Source of lot size: Owner

About This Property

There may not be a better time to take advantage of such an excellent, turn-key business opportunity. The Two Bears RV Park is a brand new and operating RV Park and campground on 10 acres +- of land. It is located on the edge of Adrian MO about 1 hour from Kansas City and about 2 hours from Springfield and Joplin MO. The quick and easy access to and from Interstate 49 makes this a very popular and well-known destination for travelers.

Improvements

With the idea to build to sell and construction nearing completion, Two Bears RV Park has 16 pull through campsites. Each site is roughly 80 feet in length and can accommodate RV's of all shapes and sizes. Each site has full utility hookups including water, sewer, and electricity (50 amp).

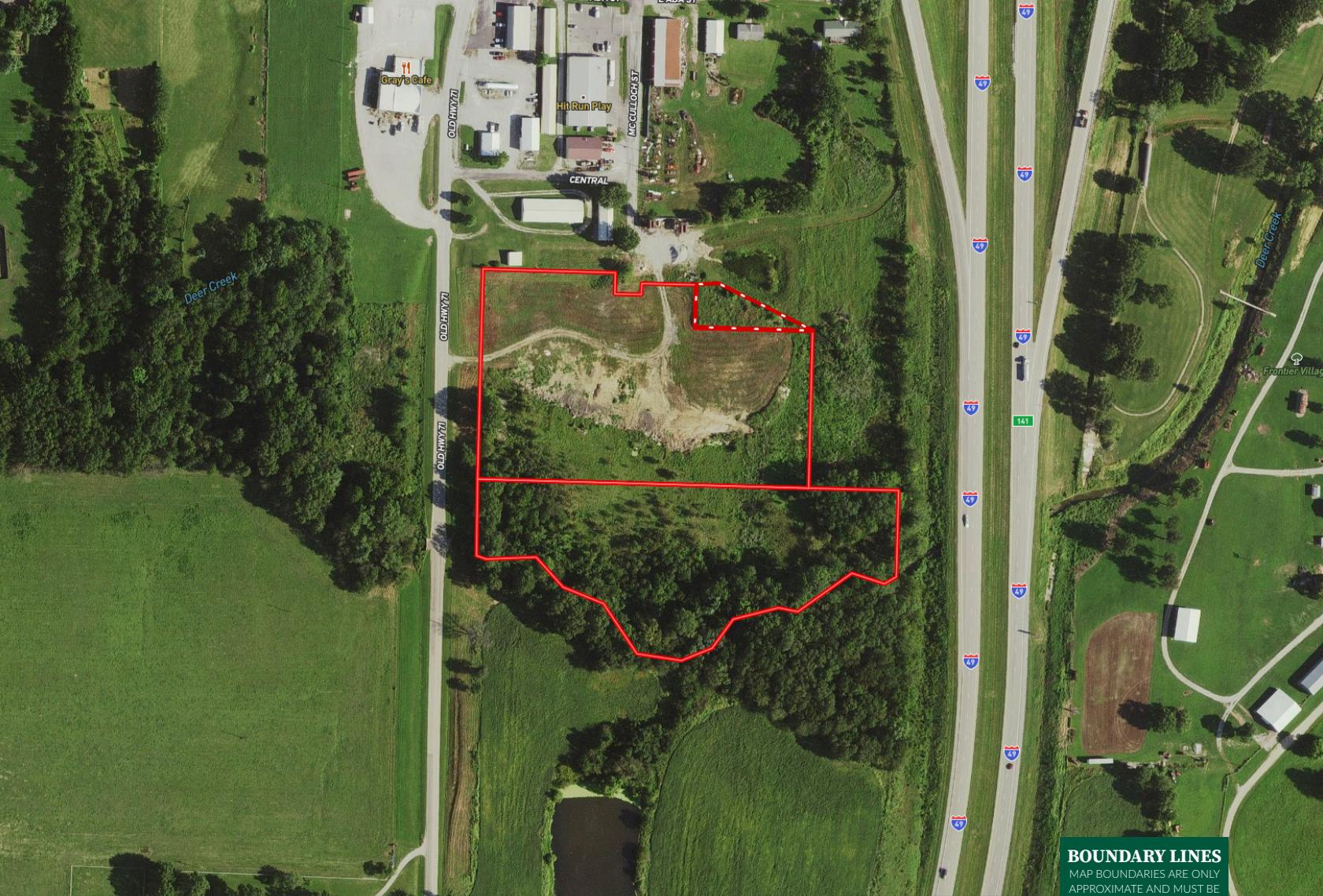
Two Bears features a 1,100 square foot managers quarters with carport. Also included within the managers quarters is a laundry room with washer and dryer for use by RV guests that has private entrance from managers quarters. A solar panel farm has been added behind the managers quarters wired to the entire RV Park. For those cool evenings, the fire pit can be used to stay warm and socialize with other guests.

The Domain name Two Bears RV Park has been purchased by the owner and will transfer to the buyer upon purchase.

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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

 Boundary



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