

Single Family >5 Acres, Ranch - Clinton, MO



1602 SE 160 P, Clinton, MO, 64735

Offered at \$2,200,000

Amazing opportunity to own a well established campground minutes from Truman Lake. Current owners have poured in so much time and attention to detail. This property is quickly recommended every time someone asks about camping near Truman Lake. 92 RV sites, 88 of those are yearly rentals. The yearly sites are all full. Owners home is a lovely 3 bed, 2 bath with a large laundry room and plenty of room for storage. Behind owners home is new 40X60 shop with concrete floor and even has a bathroom. There are 16 cabins for nightly rentals and a lodge which can host a larger group at a nightly rate. The lodge was previously a restaurant and could be used as one again if desired, it's a great location for one! Convenience store just opened for it's 3rd year and has done exceptionally well. It has everything you could need for a camping or fishing weekend. Shoppers can grab coffee, minnows and a hoodie all in one quick stop. They can grab ice on their way out the door and get their propane tanks filled. Guests rave about the fish cleaning station. Lots of fun get togethers are hosted at the pavilion. Don't forget about the in ground pool and game room! There are 20 storage units, rented. All of this sits on nearly 36 peaceful, treed acres. Rocket Connect tower on property making high speed internet available and provided to owner and office.

3 Bedrooms

2 Bathrooms

1,569 sqft

35.84 acre (lot size)

Built: 1988



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