

## 2749 Route K

Pineville, Mo 64856



**List Price:** \$425,000  
**MLS#:** 1307930  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,376  
**Price / Square Foot:** \$178.87  
**Type:** CommercialSale  
**Built:** 2004  
**County:** McDonald  
**School:**

### Description

: Absolutely amazing investment opportunity!! The Ridge Ranch is a 10 acre +/- short term vacation rental listed on Airbnb, VRBO and Hipcamp. In March 2024 the owner completed the house remodel with the house, 2 cabins and Rv park generating \$56k in gross income. Situated across from the Huckleberry Ridge Conservation Area (2,000+ acres of public land used for hunting, hiking, horseback riding and camping) This property could be utilized for further housing development, a stand alone residence, multiple tiny house rentals, commercial business or simply fenced for horse pasture. (No covenants or restrictions. 2004 double wide 1,800 sf +/- 4 bed/2 bath 2 car garage with storage room. The Ridge Ranch House was completely remodeled between 2000-2024 including new windows, siding, hvac system, vinyl laminate flooring, interior electric outlets and lighting, garage door/system (WiFi) and security system. Don't miss this chance to own a functioning profitable campground. Additional information

### Property Details

Lot Size	10.00 Acres
Air Condition	CentralAir,Ductless,Electric
Amenities	SeeRemarks
Appliances	ElectricWaterHeater
Equipment	SatelliteDish
Listed By	Main St. Real Estate