

## **Features: Ozark Estates RV Park**

30 pad sites (2 sites have been combined)

All sites 30/50 Amp, Full sewer/water hookup and pull through (no dumping stations) dual hookups. Stewart Concrete tanks

Tankless water heaters throughout

Private DNR approved and monitored sewer treatment plant

Private Well

Approx. 7 acres

Three Cottages

Manager/Owners quarters

Lounge with covered porch, Trex Decking, TV and coffee station

Laundry, can be changed to coin operated, currently no charge

Three full baths

WIFI throughout (Starlink)

Propane Tank (Leased) 500 gallon, Ferrell Gas

## **Included/Exclusions**

All furniture and electronics in cottages and manger/owner's quarters

Security cameras and system

All out buildings (some tools and lawn equipment included)

All appliances and electronics in Lounge will be included, furniture negotiable

All washers and dryers will be included

2012 Club Car Golf Cart Included

2018 Club Car Golf is available to purchase

## **Site Pricing**

Per site nightly: \$56.50

Per site monthly: \$550.00 includes electric

### **Cottage Pricing:**

Standard cottage: \$65-\$75 per night

Large king cottage: \$85-\$95 per night

## **Potential future improvements and developments could include:**

An owner/manager single family home

Additional cottages

Pool and/or playground

General Store