

678± ACRE RETREAT FOR SALE

11820 Sayersbrook Road
Washington County, MO 63664



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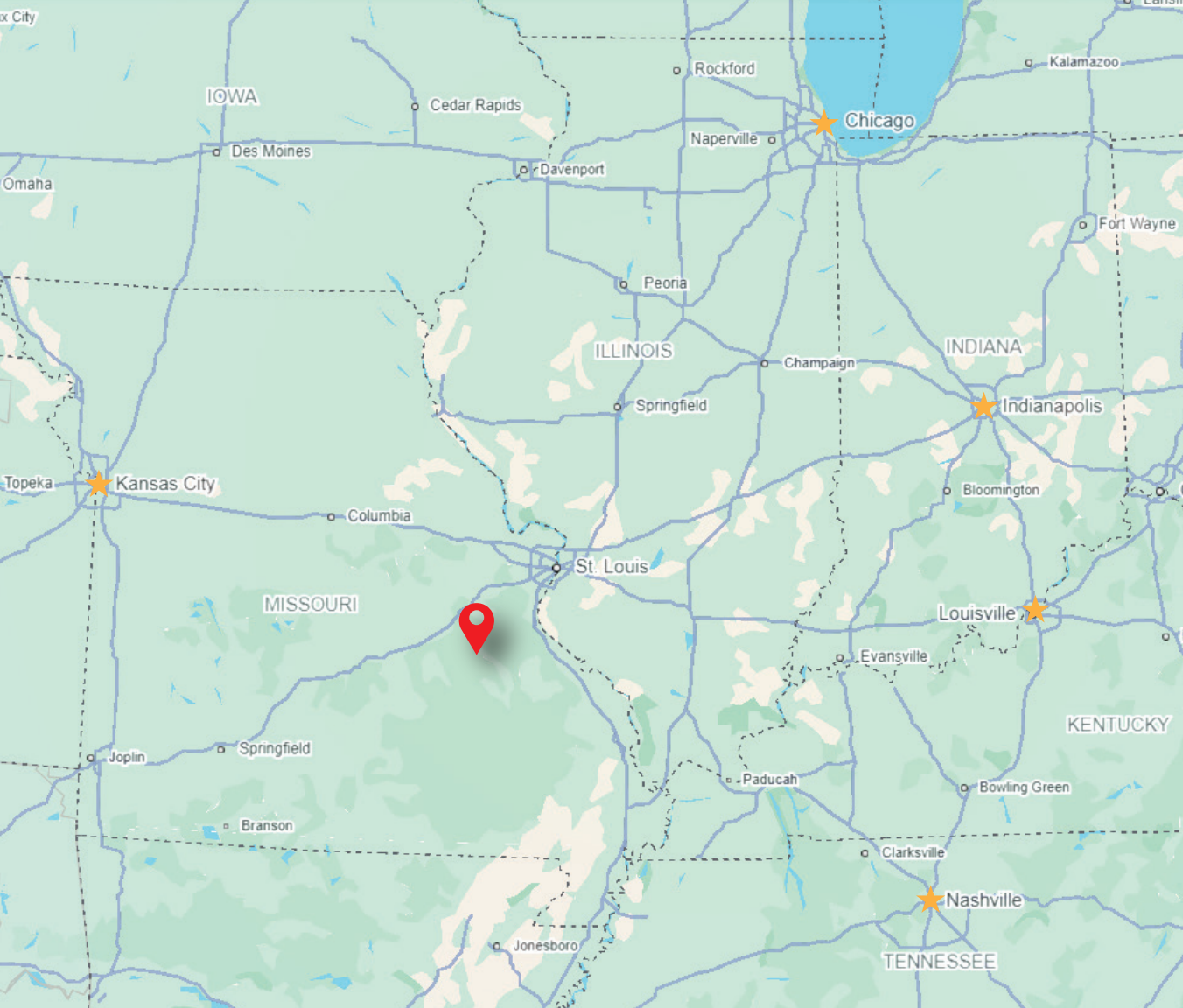
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678± ACRE RECREATIONAL RETREAT WITH LAKE & LODGING INFRASTRUCTURE

The 678± acre property is thoughtfully developed with a diverse mix of lodging and amenity structures, including five custom tree houses, four primitive cabins, a main lodge, a tack house, and two cottages, allowing for immediate use as a destination resort, retreat center, or private estate.

The 60± acre lake, offers exceptional recreational appeal for fishing, kayaking/canoeing, and swimming. The expansive acreage supports a wide range of outdoor activities such as hiking, horseback riding, and trail use. The property is further enhanced by established campsites and RV sites, providing additional flexibility for guest accommodations and revenue generation. The scale of the land and existing infrastructure also present opportunities for future expansion or programmatic development.





PROPERTY HIGHLIGHTS

- 678± acres in the scenic Ozark foothills near Potosi, MO
- 60±-acre private lake ideal for fishing, kayaking, canoeing, and swimming
- Turnkey accommodations including 5 tree houses, 4 cabins, a main lodge, tack house, and 2 cottages
- Established campsites & RV sites
- Abundant recreation with hiking, horseback riding, and extensive trails
- Ideal for a destination resort, retreat center, private estate, or eco-tourism venture
- Expansion potential with significant acreage and existing infrastructure
- Convenient to Mark Twain National Forest, state parks, and historic attractions
- **PRICE: \$7,000,000**

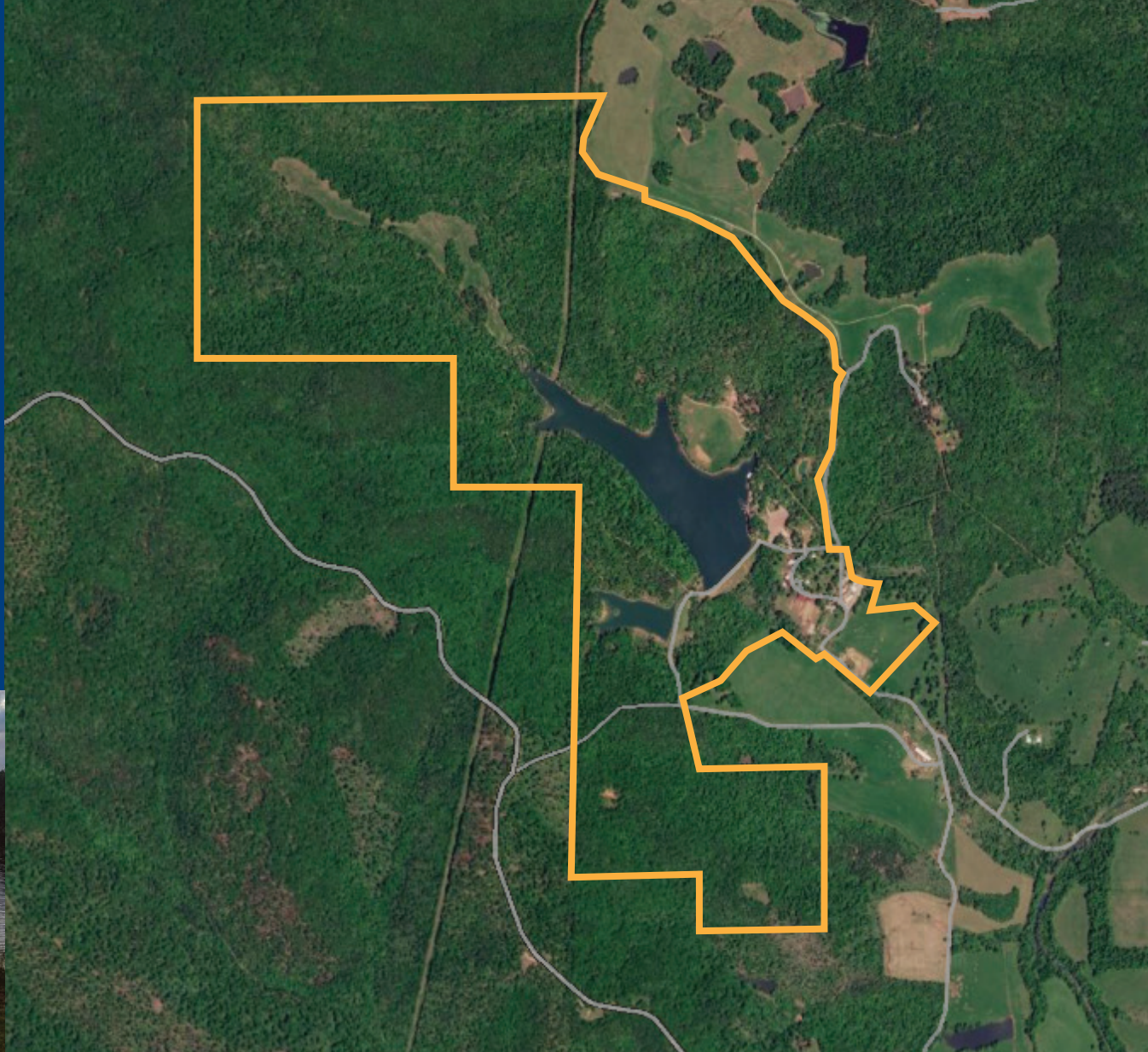
St. Louis, MO	<75 MI
Kansas City, MO	<275 MI
Nashville, TN	<320 MI
Indianapolis, IN	<330 MI
Louisville, KY	<340 MI
Chicago, IL	<400 MI

Local Shopping, Dining & Services	<8 MI
MO Highway 21	<8 MI
Washington County Airport	<9 MI
MO Highway 8 & 185	<10 MI
U.S. Highway 67	<20 MI
I-44	<35 MI



LOCATION

Located in the heart of the Ozark foothills, Washington County offers a distinctive combination of natural beauty, outdoor recreation, and small-town character. The community provides convenient access to everyday services while serving as a gateway to the region's abundant recreational resources. The surrounding area features forests, rolling hills, lakes, rivers, and extensive public lands, creating strong appeal for hiking, camping, hunting, fishing, horseback riding, and other outdoor pursuits. Its proximity to Mark Twain National Forest and numerous state parks and historic attractions further enhances Washington County's appeal as a destination for visitors seeking nature, recreation, and a peaceful escape from larger metropolitan areas.



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