

# 11738 State Route 17

# \$900,000

West Plains, MO 65775



**2 Bedrooms**  
**3.5 Bathrooms**  
**1500 Square Feet**  
**Lot Size: 10.00 Acre**  
**Listing #: 24084-67240**  
**County: Howell**

Nestled within a serene 10-acre woodland, this top-rated **RV Park** presents a golden opportunity for investors seeking tranquility and expansion potential. The park boasts **16 full hookup sites** acclaimed by Good Sam, a spacious **1500 square foot residence**, and an additional 4200 square feet of versatile floor area. The property is enriched with amenities including a 15x30 in-ground pool, equipment inclusive 1575 square foot maintenance shop, and a 1280 square foot barn ripe for transformation into extra living quarters. The home's eco-friendly **geo-thermal system** ensures comfort and efficiency, with capacity for future expansions. Chipmunk Crossing RV Park is strategically located 8.5 miles south of West Plains, MO, this RV park benefits from 210,000 residents within a 50-mile radius as well as multiple nearby outdoor activities. Chipmunk Crossing RV Park is a perfect hunting, fishing and recreational home base surrounded by Mark Twain national forest, 3 miles from 6700-acre White Ranch Conservation area and near pristine Norfolk and Bull Shoals lakes, Eleven Point, Jacks Fork and Current River National Scenic Riverways as well as Northfork of the White River, Bryant Creek, Spring River and Little Piney River. Mammoth Spring, one of the world's largest freshwater springs, is just 20 miles away. This investment is not just a promise of a peaceful lifestyle but also a potential source of substantial income, perfect for retirees or a dynamic young couple eager to blend business with the beauty of nature.

## Key Features

- Ozarks investment property
- Missouri business opportunity
- Investment property for sale
- Howell County commercial site
- Possible home-based business
- Invest in the Missouri Ozarks
- Commercial property for sale
- MO Ozarks RV Park for Sale



**WEST PLAINS**  
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