

REAL ESTATE AUCTION

Musicland Kampground

116 Gretna Road, Branson, Missouri 65616

PROPERTY INFORMATION

Location:	116 Gretna Road Branson, MO 65616
County:	Taney
Property Type:	Commercial / Income Producing
Year Constructed:	1973
Lot Size:	10 Acres +/-
Real Estate Taxes:	Approx. \$16,000
Zoning:	C - Commercial / Inside City Limits
Buildings:	<ul style="list-style-type: none">· 1BR/1.5BA/1,800 sq ft Apartment w/ Access to a Private 1 Car Garage (Owner's Residence)· 2BR/1BA Apartment directly above Office/Storefront· 3BR/2BA Mobile Home (Caretaker's Residence)· 30'x58' Service Building with M & W Restrooms (4 showers each - 4 Stools/Urinals - Tile Floors), Storage Room, Laundry Room w/ 7 Washers & 8 Dryers
Cabins:	5 Regular Cabins & 1 Cabin with 1BR/1BA/Kitchenette (all with A/C & Heat)
Outbuildings:	<ul style="list-style-type: none">· 30'x50' Steel Storage/Event Room w/ RR, Sinks, A/C & Heat· 10'x16' Building w/ 2 Showers & 2 Bathrooms
Garage Spaces:	Multi-Use 3 Car Garage w/ storage space (attached to office)
RV/Camping Sites:	118 (92 with Sewer, Water & Electric; 13 with Water & Electric; 7 with Electric) 2 Kampground Free Dump Stations
Phone:	Available - Provided by Century Link
Electric:	Provided by White River Electric Cooperative Cable TV Provided by Dish Network Receivers
Gas:	Provided by Titan Propane
Water:	Provided by City Utilities
Sewer:	Provided by City Utilities
Fire Department:	Branson Fire Department
Security:	Branson Police Department
Business:	Seasonal Campground (Closed November 30th - March 1st)
Income Statement:	Provided Upon Request



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Branson Missouri's Musicland Kampground has been a Branson destination since the early 70's and is still recognized today as the most convenient and popular Campground in the heart of Musicland. Only a short walk to many of Branson's music shows and next to the popular Titanic, many restaurants and area attractions, the Musicland Kampground is considered the most relaxing and comfortable Campground in the Heart of Branson. Offering over 100 spacious and convenient shaded campsites with satellite, electric and water, the business offers several large pull thru's, Cozy Log Cabins with heat and air, a newer Cabin Suite with private bedroom, full bath, bunk beds and dining area and so much more. The campground also features private showers and restrooms, a large in ground pool and a convenient event center with heat and air, restrooms and sinks for private campground events.

Musicland Kampground guests are constantly remarking how immaculate and comfortable the laundry facilities, restrooms and shower facilities are and rightfully so. As a camper enters the well manicured grounds, they are immediately inspired and welcomed by the true ambiance of the Ozarks. The convenient lobby and camper store provides campers with nearly all of their camping necessities and a nice selection of Branson souvenirs. Above the lobby are private offices with large private living areas, stone fireplace, 3 bedrooms, 3 ½ baths and next to the lobby are three garage spaces with large shop.

This is an established turnkey business complete with all of the necessary office and lobby equipment, campground management computers and software, laundry facilities, pool supplies and maintenance equipment for the grounds. The 10 +/- acres are fenced and security is provided by closed circuit TV systems. The store and residence building also has an alarm system and central vacuum system.

The location of this historic campground makes the real estate alone a very desirable property. It's only 500 feet off the famous Branson strip at Hwy 76 and Gretna Road, joining the Titanic property on the north. The only reason this established campground is being sold is that the owners are simply wanting to retire and relocate. This will truly be a once in a lifetime opportunity for the right individual, couple or investor to purchase such a historic, established and beautiful property selling at absolute auction with no minimum, no reserve selling on September 29th. Please keep in mind that this established business is available now and may be purchased prior to auction. Call the auction office today to schedule your private showing.

