



MIDWEST LAND GROUP  
PRESENTS

# WAYNE COUNTY MISSOURI

1.5 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PROVEN MARINA BUSINESS WITH EXCLUSIVE DEALERSHIP AND EXPANSION POTENTIAL

Sundowner Marina offers a rare opportunity to acquire a long-established, profitable marina operation on one of Missouri's most beautiful lakes. With 44 years in continuous business, this award-winning marina is a regional powerhouse and the exclusive Lowe boat dealership for a seven-county area.

The property features a 5,200 square foot marina building and showroom. Capable of housing 4–6 boats indoors, on a 1.5-acre owned parcel with prime frontage along Highway D, this marina has excellent visibility and customer access. Inside, you'll find two private offices, a service counter, coolers for food and beverages, and a security system for added peace of mind. A separate 3,600 square foot storage building provides valuable inventory, maintenance, and operations space.

The marina includes a 2-bedroom, 2-bath residence, ideal for an owner-operator or on-site manager. On the water, Sundowner Marina offers 90 covered wet slips in sizes 50' x 28' and 40' x 20'. All are equipped with updated

electrical systems, attracting a loyal boaters and anglers customer base. Revenue is diversified across boat sales, slip rentals, boat rentals, a fully stocked marina store, fuel sales, and service work. The business also holds a renewable Corps of Engineers lease on adjoining land, providing attractive options for expanding the marina or adding services.

Located on Lake Wappapello — an 8,500-acre, 30-mile-long lake just 100 miles south of St. Louis — the marina benefits from strong seasonal demand in a market known for exceptional fishing and unspoiled, natural shorelines. This turnkey operation has excellent cash flow, real estate ownership, and multiple growth opportunities. This makes it an ideal acquisition, whether you are an investor or boating entrepreneur ready to capitalize on an established brand with nearly five decades of success.

Contact us today for financials, equipment lists, and to arrange a confidential showing.



# PROPERTY FEATURES

PRICE: **\$1,700,000** | COUNTY: **WAYNE** | STATE: **MISSOURI** | ACRES: **1.5**

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- Seven-county exclusive Lowe dealership
- Consistent marine industry dealer awards
- 90 covered wet slips
- Additional land to expand
- Boat showroom
- Priced to sell
- Great ownership
- Highway frontage





# 90 COVERED WET SLIPS





# EXCLUSIVE LOWE DEALERSHIP

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With 44 years in continuous business, this award-winning marina is a regional powerhouse and the exclusive Lowe boat dealership for a seven-county area. Capable of housing 4–6 boats indoors, on a 1.5-acre owned parcel with prime frontage along Highway D, this marina has excellent visibility and customer access.





# 2 BEDROOM AND 2 BATH RESIDENCE

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The marina includes a 2-bedroom, 2-bath residence, ideal for an owner-operator or on-site manager.





# MARINA BUILDING AND SHOWROOM

The property features a 5,200 square foot marina building and showroom. Capable of housing 4–6 boats indoors, this marina has excellent visibility and customer access. Inside, you'll find two private offices, a service counter, coolers for food and beverages, and a security system for added peace of mind.





# ADDITIONAL STORAGE BUILDING





# ADDITIONAL PHOTOS



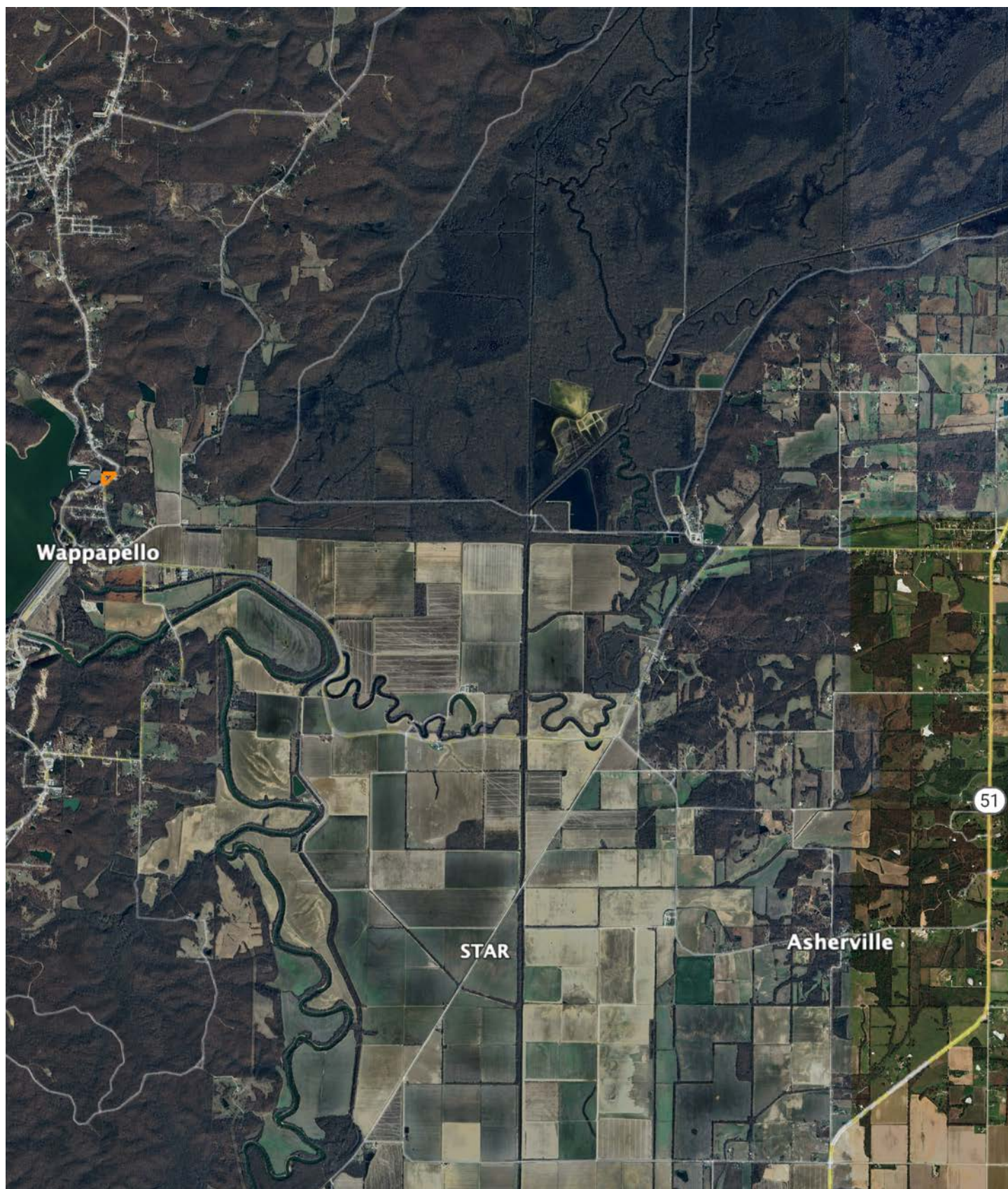


# AERIAL MAP





# OVERVIEW MAP





# AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



**BJORN WILKERSON,**  
LAND AGENT

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## MidwestLandGroup.com

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