

MIDWEST LAND GROUP PRESENTS

10 ACRES

BARRY COUNTY, MO

22648 STATE HIGHWAY 112, CASSVILLE, MISSOURI, 65625



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DUAL TREEHOUSE INVESTMENT OPPORTUNITY WITH PROVEN INCOME NEAR ROARING RIVER STATE PARK

Positioned just minutes from one of Missouri's most visited state parks, this turn-key short-term rental investment offers a rare combination of proven performance, unique product type, and prime location.

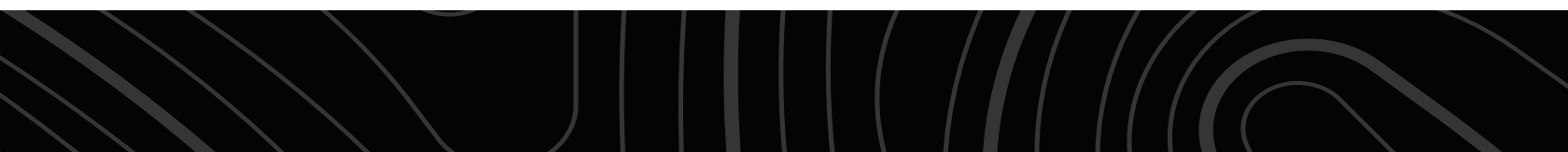
This offering includes two established Airbnb treehouses, the Hideaway Treehouse and the Getaway Treehouse with Jacuzzi Bathhouse, situated together on a private wooded setting near Roaring River State Park. Both units are fully operational with a strong track record, making this an ideal acquisition for an investor looking for immediate income with upside.

The properties have generated over 400 combined reviews with an approximate 4.95-star average rating, placing them in the top tier of Airbnb performance. The setup captures multiple guest profiles, from couples

seeking a unique getaway to small groups and families looking for a larger, private experience.

The Hideaway Treehouse serves as the higher-capacity unit, accommodating larger groups with multiple sleeping areas, while the Getaway Treehouse delivers a premium, experience-driven stay with its elevated design, walkway bridge, and separate jacuzzi bathhouse, features that consistently drive bookings and repeat guests.

Located approximately 2 minutes from Roaring River State Park, a destination known for year-round trout fishing, hiking, and heavy seasonal tourism, and within close proximity to Mark Twain National Forest, the property benefits from consistent demand driven by outdoor recreation.



PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **10**

- Two established short-term rental units
- 400+ reviews
- 4.95-star average rating (proven Airbnb performance)
- Diverse income streams
- Group stays and experience-based bookings
- Unique asset class with limited competition (treehouse rentals)
- High-demand location near Roaring River State Park
- Private wooded setting enhancing guest appeal and occupancy
- Turn-key operation with immediate revenue potential



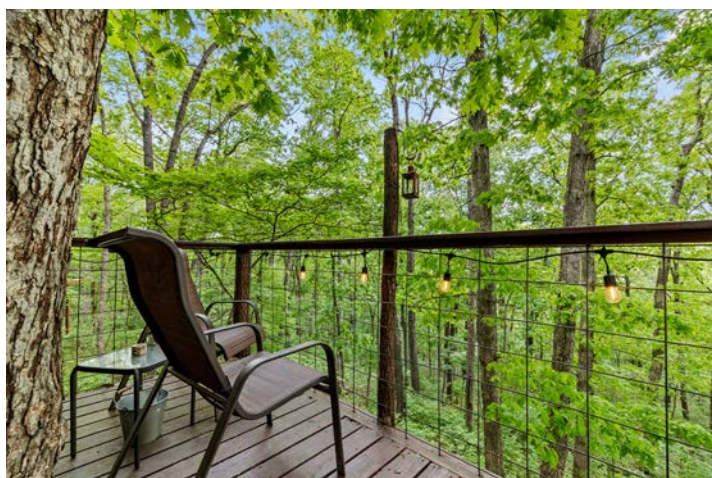
THE HIDEAWAY TREEHOUSE

The Hideaway Treehouse serves as the higher-capacity unit, accommodating larger groups with multiple sleeping areas.

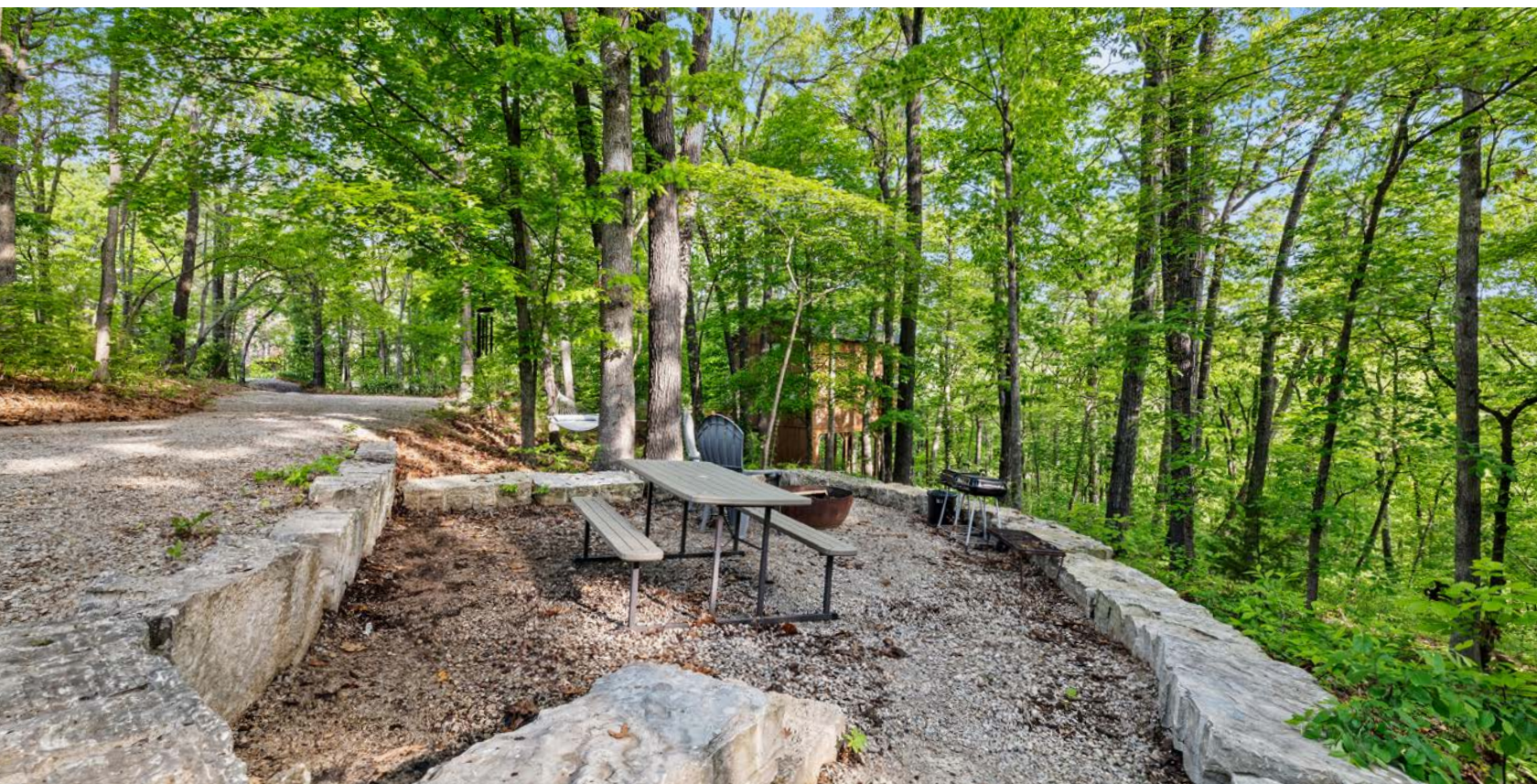


THE GETAWAY TREEHOUSE

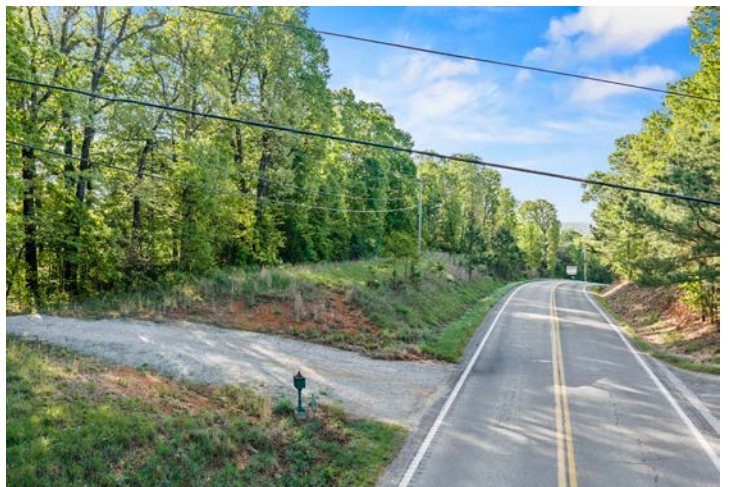
The Getaway Treehouse delivers a premium, experience-driven stay with its elevated design, walkway bridge, and separate jacuzzi bathhouse, features that consistently drive bookings and repeat guests.



PRIVATE WOODED SETTING



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 36° 36' 28.06, -93° 50' 23.89

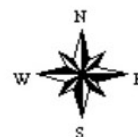


Maps Provided By:



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22-22N-27W
Barry County
Missouri



11/25/2020

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,292.9

Max: 1,482.6

Range: 189.7

Average: 1,408.6

Standard Deviation: 48.95 ft

0ft 216ft 431ft

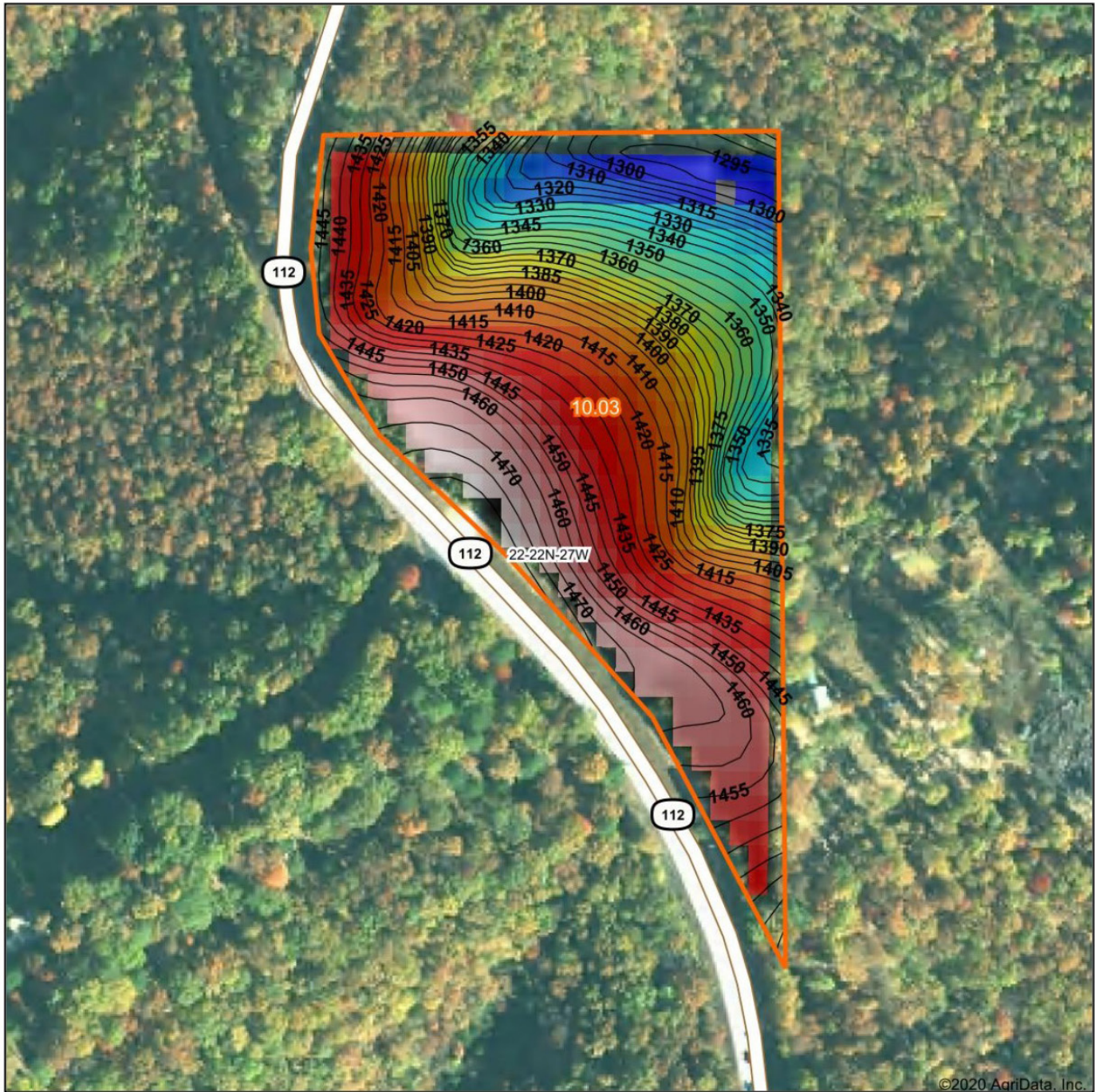


11/25/2020

22-22N-27W
Barry County
Missouri

Map Center: 36° 36' 28.06, -93° 50' 23.89

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,292.3
 Max: 1,482.6
 Range: 190.3
 Average: 1,408.2
 Standard Deviation: 50 ft



11/25/2020

22-22N-27W
Barry County
Missouri

map center: 36° 36' 28.06, -93° 50' 23.89

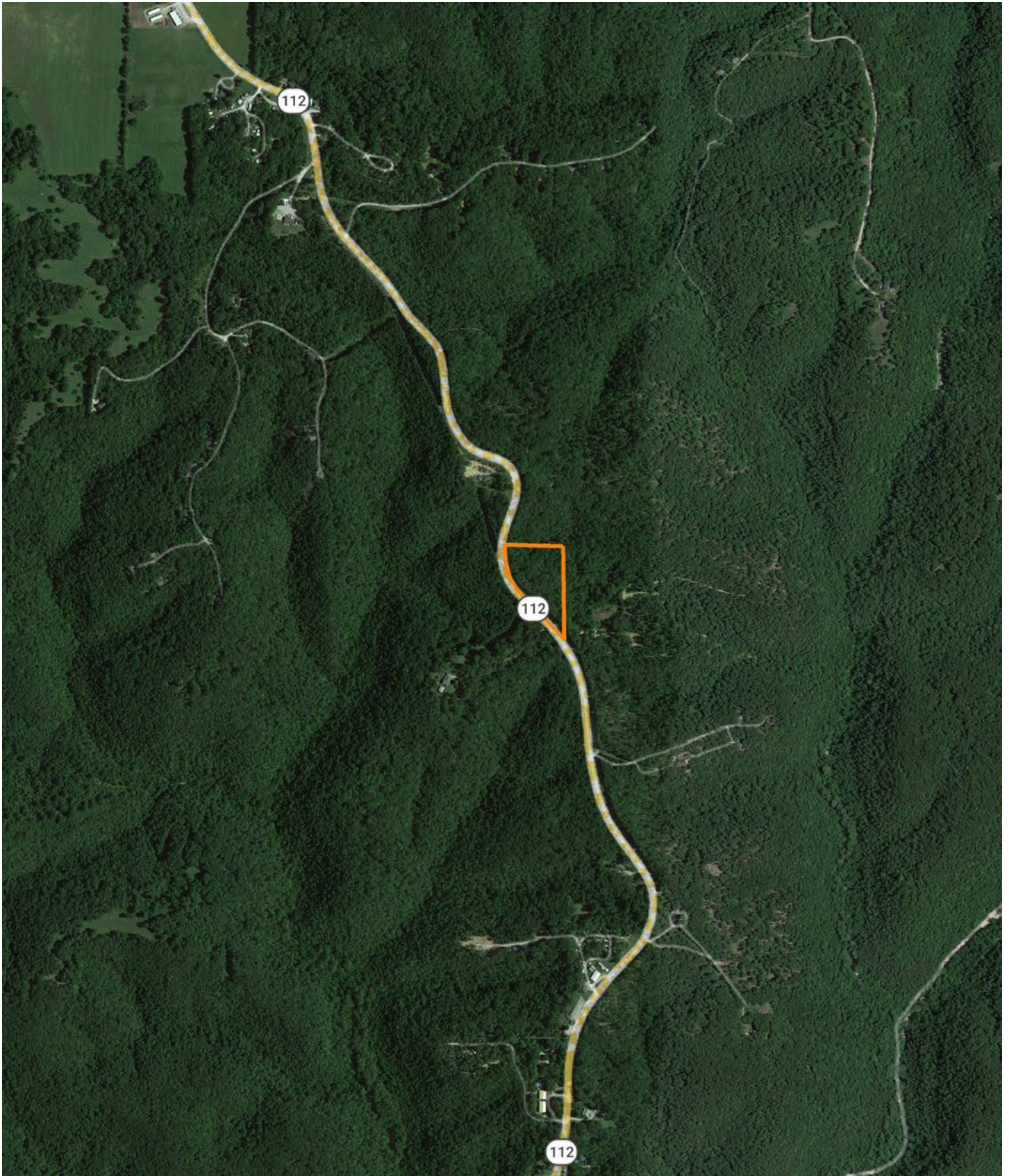


Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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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,
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