



SUE ANDERSEN REALTY

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Sue Andersen,
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- Extensive experience as a Buyer's Agent
- Highly effective Listing Agents



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HIGHLY DESIRABLE LOCATION!



This beautiful 11,000+ sq. ft. building is currently home to an active, growing church with main sanctuary, separate youth/multipurpose area and kitchen, 5 offices, conference room, classrooms and nursery/early childhood area, multiple storage areas, ample parking, partially fenced playground and fire pit area for those memorable youth gatherings. Property is not limited to church use, but could have diverse potential, particularly considering the 9.75 near level acres and over 300 ft. of frontage on H Hwy. Highly desirable location only 3 miles north of I-44. Building has had new roof and numerous upgrades since owners purchased in 2014. Some furnishings and equipment can stay. #60095864. **\$900,000.**

LAKE OF THE OZARKS MARINA!



If you are looking for a **private marina/hospitality operation** with income stream in place and tremendous growth potential, THIS IS IT. Carefully maintained marina consists of two concrete commercial grade docks housing 20 rental slips, 8 full service gas pumps and C-store, separate concrete courtesy dock, private billable launch ramp, and scenic picnic and lounging decks with breathtaking views of Deep Water Cove and its majestic sunsets. Large, beautifully appointed lodge style nightly rental home offers 3 BR, 2 BA, central HVAC, massive stone fireplace, full kitchen, lg. dining room and gorgeous view of the lake and marina. This home will easily sleep 12. Two additional homes could be converted to rentals and the 7 acres, 900 ft. of shoreline and 200 ft. of road frontage lends itself to expansion. 4 RV hookups, 60 x 70 metal shop facility with several pieces of lg. equipment included, three bay garage and office/workshop are the icing on the cake. Approx. 3.5 miles off Hwy 54 and 4 miles from Bagnell Dam in Osage Beach. All of the activities and shopping of Osage Beach are less than 15 minutes away. #60096302. **\$1,490,000.**

LARGE, INVITING HOME



Secluded in the middle of its own 112 acres. 6BRs, 4.5BAs in main living area, additional apartment type living quarters with 1BR, 1BA. Formerly a bed and breakfast, 4BRs and apartment have access to their own baths. Unattached metal barn, numerous small animal shelters and pens, garden and fruit areas lend this property perfectly to hobby farming or self sufficient lifestyle. 3-car garage has floored storage and walk-in access above. Additional lean to area offers more storage. Property has area of Bull Shoals GFTL frontage that, with some work and imagination, has the potential for a wooded walking trail to the lake. Lots of county road frontage and numerous 4x4 trails throughout the property, as well as several ponds. #60091307. **\$310,000.**

GREAT 5BR, 2BA FAMILY HOME.



Two tiered living area has beautifully crafted stone fireplace with gas logs plus a pool table that stays. One bedroom area is used as a large office/studio and one as a TV/theatre room, but both have windows and closets. Don't let the age of this home deter you! It has been lovingly maintained and tastefully updated. All floor coverings have been upgraded with hardwood, tile and fresh carpet. Kitchen and both baths have been beautifully remodeled. Master bath includes heated tile flooring. LARGE, shaded multi-level deck walks out into park-like, near level, fenced back yard. Located in highly sought after Branson North Subdivision. #60092821. **\$239,000.**

✧ THOUGHT: "Our goal in every aspect of our work should be to exalt Jesus Christ. The results are His." John 12:32. ✧