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Licensed Over 30 Years



**GERKEN  
& Associates**

Residential • Commercial Real Estate

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**Thinking of buying OR selling, please call me. I really do work 7 days a week!**



WOW is inadequate to describe this beauty! 3.5 acres of LAKEFRONT & I'm not kidding! 586 feet of shoreline. 2 master BRs, 3BAs, office, formal dining, open floor plan. Woodburning stove affords ambiance. Electric fireplace in family room too. Lots of decking & a 2-car oversized attached

garage. Newly planted fruit trees plus grapevines & blueberry bushes. Nice addl. 1,800 ft. of basement/crawl space with BA but unfinished. Priced at **\$225,000** with all appliances except washer & dryer. Short walk or golf cart ride to the lakefront to enjoy swimming, boating, fishing – just doesn't get any better. #60131323.



**REDUCED!**

**MOTIVATED SELLER- HOME WARRANTY INCLUDED.**

Owner has moved out of state and needs to sell this wonderful home. Great layout with a master BR on each level. Formal dining, wrap-around great decking and another great deck off the back with privacy fence. Home boasts central

vacuum and it's wired for an emergency generator. Huge pantry and walk-in closets. Home is located in Clear Water Acres subdivision - one of the premiere areas on the south side of the lake. Shows pride of ownership throughout. 15 minutes to Bass Pro's Big Cedar Lodge and 20 minutes to downtown Branson. Shopping and music shows galore!! You've got to see this one. All upgraded appliances stay and home is immaculate. Call me anytime for a showing. I live around the corner and I do work 7 days a week!! **\$232,500.** #60116047.

**I NEED YOUR LISTING! I'VE GOT MOST OF MINE SOLD!**

I have 27 years experience with Gerken and Associates and know the area better than most. I really do work 7 days a week!



**PENDING!**

An opportunity for an astute buyer. This parcel sits on 2.1 acres of one of the highest peaks in Taney County. The Property is located on the Table Rock dam area. This is a beautiful lake view. The property is currently rented with cash flows of \$1,000 per month. Property has a private well and septic system. All units are 1BR, 1BA. All have appliances except for washer/dryers. **\$160,000.** #60111219.



**REDUCED!**

WOW! A rare business opportunity like this does not come along often! Busy convenience store located just blocks away from the nationally recognized Silver Dollar City which attracts millions of visitors a year. Next to full service marina and campground. Living quarters located above the store and features 3BRs, 2BAs AND a fireplace! You must see this property. Zip line and additional property available however for \$700,000 you get the "Deer Run C-Store" and living quarters. You won't believe the traffic this mom and pop operation generates. You have a captive audience and a very lucrative business. Year round operation! **\$689,000.** #60106664.