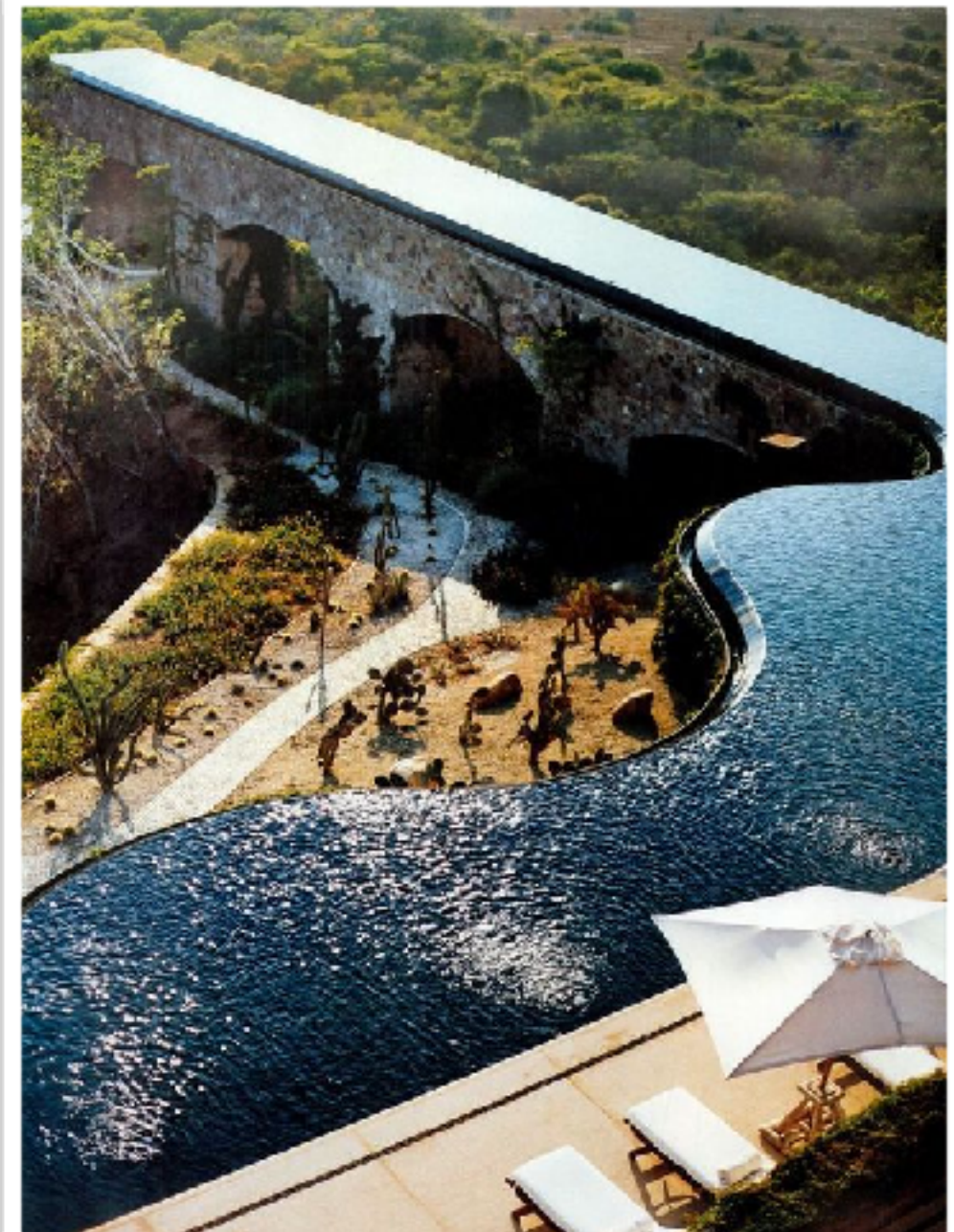




# EXPERIENCE RESORTS

*European Village Experience  
in the Heart of America*





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## NON DISCLOSURE

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# Experience Resort Investment



Nestled in the captivating landscape near Bennett Springs State Park in Missouri, three distinct parcels await, offering a unique investment opportunity in a high-traffic tourist destination along the scenic Niangua River. Upstream, a sprawling 200-acre expanse of raw land holds the promise of becoming an enchanting artisan village, while two miles downstream sits an 18-acre gem—a motel with a restaurant, struggling to meet the demand of visitors due to the area's glaring lack of amenities. With no gas stations, nor grocery options, and scarce retail and restaurant facilities, the need for additional services is palpable. Five miles further downstream awaits a vast 200-acre canvas destined to become a thriving agri-tourism farm. With synergy among the three parcels for float trips and the potential to create dominance in the district, this is a unique opportunity to capitalize on the existing destination status and unlock its full potential. Despite being a sought-after destination, no one is currently harnessing its lucrative possibilities, making it ripe for savvy investors to step in and transform this untapped market into a thriving hub of tourism and hospitality.







NIANGUA RIVER PHOTO



PROPERTY PHOTO

# NIANGUA RIVER FLOATERS



PROPERTY PHOTO



BENNET SPRINGS STATE PARK PHOTO



# Real Estate Parcels

N 200 ACRES



SAND SPRING



N 200 ACRES



S 200 ACRES

S 200 ACRES



18 ACRES SAND SPRING RESORT



NIANGUA RIVER RUNS SOUTH TO NORTH



# Real Estate Investment Overview

N 200 ACRES

SAND SPRING

S 200 ACRES

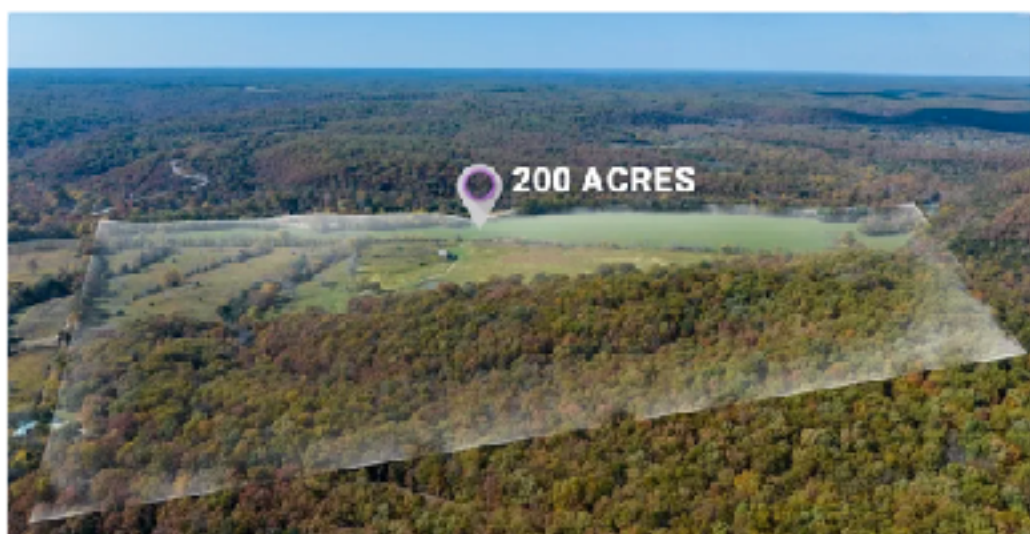
<p>ASKING PRICE: \$2,000,000 ACCEPTED OFFER: \$1,500,000 CURRENT INFRASTRUCTURE: RAW LAND</p>	<p><b>\$1,500,000 REAL ESTATE INVESTMENT</b>  \$5,000,000 ABOVE+ INFRASTRUCTURE, FLOAT, GLAMPING, CATTLE, FOOD &amp; BEV, WEDDING, VINEYARD, MACHINERY  \$30,000,000 ABOVE+ FARM STRUCTURES, RUBIA GALLEGAS, HORSES, WEDDING CASTLE, GARDENS, ORCHARDS, PROMENADE, WINERY, RESTAURANT, ACCOMMODATIONS, RETREAT CENTER</p>	<p>REVENUE: \$1,874,000 NET OPERATING INCOME: \$873,000  ESTIMATED NOI: \$10,000,000</p>
<p>ASKING PRICE: \$5,500,000 ACCEPTED OFFER: \$4,750,000 SEPTIC UPDATE: \$250,000  CURRENT INFRASTRUCTURE: MOTEL(52), BAR &amp; GRILL, RETAIL, CAMPGROUND(10), FLOAT BUSINESS</p>	<p><b>\$5,000,000 REAL ESTATE INVESTMENT</b>  \$6,000,000 ABOVE+ UPDATES, ADD FOOD &amp; BEV, PARKING &amp; ACCESS  \$50,000,000 ABOVE+ HOTEL, DAY USE SPRING POOL, RESTAURANTS, RETAIL, PARKING GARAGE, CONCERT VENUE</p>	<p>REVENUE: \$1,655,963 NET OPERATING INCOME: \$385,000  REVENUE: \$3,455,963 NET OPERATING INCOME: \$1,060,000  ESTIMATED NOI: \$20,000,000</p>
<p>ASKING PRICE: \$3,000,000 POTENTIAL OFFER: \$2,000,000 CURRENT INFRASTRUCTURE: CATTLE FARM</p>	<p><b>\$2,000,000 REAL ESTATE INVESTMENT</b>  \$6,000,000 ABOVE+ 200 BUILDING SITES, 200 RV PARK  \$100,000,000 ABOVE+ VILLAGE, HOTEL, SUMMER CAMP, WATER STADIUM, BIKE TRAIL, GONDOLA</p>	<p>RV PARK REVENUE: \$1,654,667 NET OPERATING INCOME: \$1,028,492  ESTIMATED NOI: \$80,000,000</p>



# N 200 Acre Farm Development

## AGRI-TOURISM

200 Acres Real Estate \$1,500,000  
2 Mile Double Lane Road \$150,000  
Commercial Volume Septic \$150,000  
Commercial Volume Well \$40,000  
Bath House for Patrons \$70,000  
30 Glamping Tents & Bath \$740,000  
Wedding Venue \$1,000,000  
Amphitheater \$50,000  
Bar Trailer \$75,000  
Container Restaurant \$75,000  
5 Acre Vineyard \$100,000  
Cattle & Infrastructure \$170,000  
Machinery \$200,000  
Cash Flow & Finance \$680,000  
**Total Development Cost: \$5,000,000**







# Farm Concept Images



# Farm Revenue Streams

## WEDDING VENUE

3 Weddings per Weekend  
55% Occupancy= 70 Weddings  
\$ Venue Rental + \$ Bar  
55% Expenses

Total Revenue: \$794,000  
Total Expense: \$436,000  
**Net Operating Income: \$358,000**



## FINISHED BEEF

25 Whole Beef \$5.50/lb  
63% Expenses

Total Revenue: \$225,000  
Total Expense: \$140,000  
**Net Operating Income: \$85,000**

## FOOD VENUE

\$30 Average Ticket Price  
1,500,000 Niangua Tourists Annually  
1% of tourists eat at KORB  
67% Expenses

Total Sales: \$450,000  
Total Expense: \$300,000  
**Net Operating Income: \$150,000**

## GLAMPING

30 Glamping Tents  
\$150 per night  
7300 Total Nights  
25% Occupancy  
37% Expenses

Gross Profit: \$330,00  
Total Expense: \$125,000  
**Net Operating Income: \$206,000**



## FLOAT TAKE-OUT

Market Rate Price \$5 per Take-out  
1,500,000 Niangua Tourists Annually  
1% of tourists take-out at KORB  
No Expense

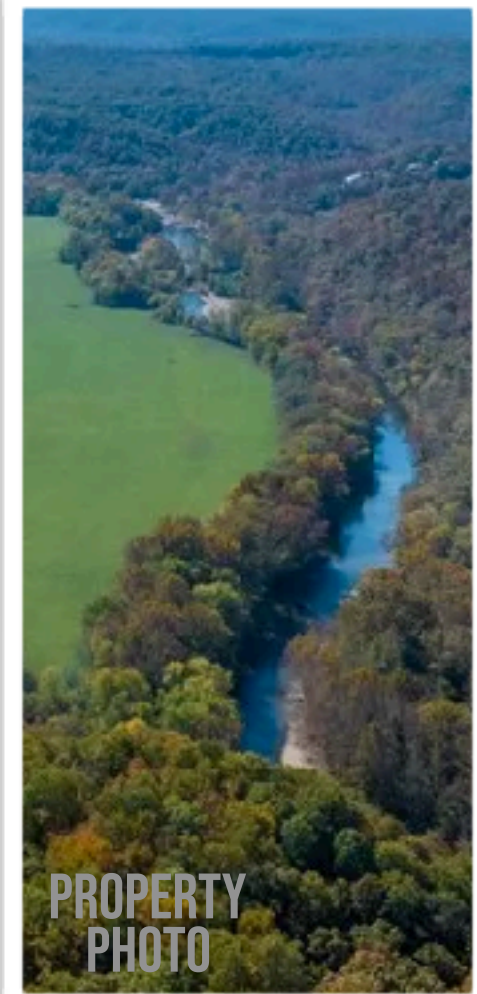
**Net Operating Income: \$75,000**



## TOTAL RESORT REVENUE

Total Revenue: \$1,874,000  
Total Expense: \$1,001,000

**Net Operating Income: \$873,000**



PROPERTY PHOTO

## CONCERTS

Event NOI: \$50,000  
3 Events: \$150,000



# Wedding Venue Financials

	Iowa Venue 2023	Projections 2025
Rental Fee Avg	\$6,472	\$6,333
Occupancy	44%	45%
# of Weddings	68	70
Rental Income	\$440,114	\$444,600
Bar Income	\$337,316	\$342,033
Other Income	\$5,550	\$5,628
<b>Total Revenue</b>	<b>\$782,980</b>	<b>\$793,929</b>
COGS	\$76,893	\$77,968
Bar Labor	\$35,323	\$35,817
Payroll	\$130,696	\$132,524
Marketing	\$8,238	\$8,353
Insurance/License	\$11,372	\$11,531
Cleaning	\$34,287	\$34,766
Live Music Artist	\$4,890	\$4,958
Snow/Lawn Care	\$15,282	\$15,496
Tech/Subscript	\$5,624	\$5,703
Office/Equipment	\$10,053	\$10,194
Maintenance	\$7,214	\$7,315
Supplies	\$25,999	\$26,363
Utilities	\$21,856	\$22,162
Sales Tax/Tips/Fees	\$40,360	\$40,924
Laundry	\$1,680	\$1,703
Bank Charges	\$256	\$260
<b>Total Expenses</b>	<b>\$430,023</b>	<b>\$436,036</b>
<b>NOI</b>	<b>\$352,957</b>	<b>\$357,892</b>

## OVERVIEW

**3 WEDDINGS/WEEK FOR 26 WEEKS**  
**45% OCC= 70 WEDDINGS**  
**VENUE RENTAL + \$ BAR**  
**55% EXPENSES**

**TOTAL REVENUE: \$794,000**  
**TOTAL EXPENSE: \$436,000**  
**NET OPERATING INCOME: \$358,000**

## PRICING

**PEAK SEASON (MAY-OCTOBER)**  
**FRIDAY: \$6,500, W/ THURS 10AM-5PM**  
**SATURDAY: \$7,500, 8AM-12AM**  
**SUNDAY: \$5000, 8AM-12AM**

**OFF SEASON (APRIL & NOVEMBER)**  
**FRIDAY: \$5,500, W/ THURS 10AM-5PM**  
**SATURDAY: \$6,500, 8AM-12AM**  
**SUNDAY: \$5000, 8AM-12AM**

**WINTER (DECEMBER-MARCH)**  
**FRIDAY: \$4,500, W/ THURS 10AM-5PM**  
**SATURDAY: \$5,500, W/ FRI 10AM-5PM**  
**SUNDAY: \$5000, 8AM-12AM**

## WHAT'S INCLUDED

**SPACE FOR 300 GUESTS**  
**PROPERTY USE FROM 8:00AM-12:00AM**  
**WOOD RECTANGLE TABLES (SEAT 8)**  
**BLACK CROSS BACK CHAIRS**  
**2 PRIVATE WINGS/ PREPARATION SUITES**  
**ENSUITE BATHROOMS**  
**INDOOR & OUTDOOR CEREMONY LOCATIONS**  
**OUTDOOR COVERED PATIO WITH SEATING**  
**OUTDOOR COURTYARD AREA WITH FIRE PITS**  
**PUTTING GREEN & GAMES**  
**TABLE RUNNERS (BLACK OR WHITE)**  
**3 BACKDROP OPTIONS FOR CEREMONY**  
**BAR SERVICES**  
**CATERING PREP KITCHEN**  
**USE OF SOUND SYSTEM**  
**SETUP & TEAR DOWN ON DAY OF EVENT**  
**WEEKDAY REHEARSAL**  
**POST-EVENT CLEANING SERVICES**  
**TEMPERATURE CONTROLLED SPACE INDOORS**  
**SPECIAL RATES AT SAND SPRINGS RESORT**  
**SHUTTLE SERVICE AVAILABLE**



# Glamping Financials

	25% Occupancy	50% Occupancy
Gross Rentals	\$1,095,000.00	\$1,095,000.00
Vacancy	-\$821,250.00	-\$547,500.00
Store	\$60,833.33	\$60,833.33
Laundry	\$1,825.00	\$1,825.00
<b>Total Income</b>	<b>\$336,408.33</b>	<b>\$610,158.33</b>
COGS	\$4,854.50	\$4,854.50
<b>Gross Profit</b>	<b>\$331,553.83</b>	<b>\$605,303.83</b>
Account/Legal	\$895.20	\$1,634.32
General/Admin	\$2,254.57	\$4,116.07
Payroll	\$25,761.73	\$47,032.11
Repair/Maintain	\$4,475.98	\$8,171.60
Insurance	\$2,022.48	\$3,692.35
Taxes	\$1,491.99	\$2,723.87
Utilities	\$22,413.04	\$40,918.54
CC Fees	\$5,603.26	\$10,229.63
Supplies	\$5,139.08	\$9,382.21
Advertising	\$895.20	\$1,634.32
Other	\$22,413.04	\$40,918.54
PM Fee	\$14,919.92	\$27,238.67
Cap Ex	\$16,577.69	\$30,265.19
<b>Expense Total</b>	<b>\$124,863.18</b>	<b>\$227,957.42</b>
<b>NOI</b>	<b>\$206,690.65</b>	<b>\$377,346</b>

# Finished Beef Financials

Cattle	25 Head	50 Head
Market Steer Sales	\$113,231	\$226,463
Less Death Loss	\$2,265	\$4,529
<b>Total Income</b>	<b>\$110,967</b>	<b>\$221,933</b>
Purchased Steer Calf	\$47,678	\$95,355
Purchased Feed	\$12,342	\$24,684
Labor	\$885	\$1,770
Vet/Drugs/Supplies	\$294	\$588
Marketing	\$2,774	\$5,548
Machinery & Feed Prep	\$1,685	\$3,370
Utilities	\$150	\$300
Facility & Equipt Repair	\$275	\$550
Professional Fees	\$25	\$50
Miscellaneous	\$25	\$50
Operating Interest	\$2,935	\$5,870
<b>Total Operating Cost</b>	<b>\$69,068</b>	<b>\$138,136</b>
Depreciation	\$113	\$225
Interest	\$150	\$300
Insurance	\$328	\$656
Total Ownership Cost	\$591	\$1,181
<b>Expense Cost</b>	<b>\$69,658</b>	<b>\$139,317</b>
<b>NOI</b>	<b>\$41,308</b>	<b>\$82,616</b>



# Food Venue Financials

	Monthly	Annually(6mn)
Sales	\$75,000	\$450,000
COGS	\$22,500	\$135,000
<b>Gross Margin</b>	<b>\$52,500</b>	<b>\$315,000</b>
Utilities	\$375	\$2,250
Insurance	\$450	\$4,050
Marketing	\$1,500	\$10,500
Dry Goods	\$3,750	\$22,500
Office Supplies	\$375	\$2,250
Repairs/Main	\$3,750	\$22,500
Internet	\$150	\$1,800
Music/Entertain	\$2,250	\$13,500
Payroll	\$4,320	\$25,920
Payroll Taxes	\$1,080	\$6,480
Account/Legal	\$500	\$7,000
Subtotal Expenses	<b>\$18,500</b>	<b>\$121,250</b>
Loan Payment	\$1,062	\$10,620
<b>Total Op Expense</b>	<b>\$19,562</b>	<b>\$131,870</b>
<b>Gross Profit</b>	<b>\$32,938</b>	<b>\$183,130</b>
<b>Sales Tax</b>	<b>\$5,700</b>	<b>\$34,200</b>
<b>NOI</b>	<b>\$27,238</b>	<b>\$148,930</b>

# Bar Trailer Financials

	Monthly	Annually(6mn)
Sales	\$75,000	\$450,000
COGS	\$13,500	\$81,000
<b>Gross Margin</b>	<b>\$52,500</b>	<b>\$369,000</b>
Utilities	\$375	\$2,250
Insurance	\$450	\$5,400
Dry Goods	\$5,250	\$31,500
Repairs/Main	\$3,750	\$22,500
Payroll	\$4,320	\$25,920
Payroll Taxes	\$1,080	\$6,480
Account/Legal	\$500	\$7,000
Subtotal Expenses	<b>\$15,725</b>	<b>\$101,050</b>
Loan Payment	\$1,062	\$10,620
<b>Total Op Expense</b>	<b>\$16,787</b>	<b>\$111,670</b>
<b>Gross Profit</b>	<b>\$35,713</b>	<b>\$257,330</b>
<b>Sales Tax</b>	<b>\$5,753</b>	<b>\$34,515</b>
<b>NOI</b>	<b>\$29,961</b>	<b>\$222,815</b>





Farm Concept Images



# Sand Spring Resort Acquisition

SAND SPRING RESORT FINANCIAL SNAP SHOT

## SAND SPRING RESORT 2022 FINANCIALS

TOTAL REVENUE: \$1,417,834

TOTAL EXPENSE: \$1,082,382

NET OPERATING INCOME: \$335,453

NET CASH INCOME:  $\leq$ \$200,000

TOTAL NET INCOME: \$535,453

**Infrastructure Cost: \$6,000,000**

Resort Real Estate \$4,750,000

Septic Update \$250,000

Motel Update \$75,000

Gravel Bar & Grill Update \$10,000

Add Pizza Restaurant \$75,000

Add Bar Trailer \$75,000

Add Food Truck \$75,000

Add Food Truck \$75,000

Parking Lot & Access \$50,000

Cash Flow & Finance \$565,000



## YEAR ONE PROJECTIONS NET OPERATING INCOME

SS RESORT: \$385,000

+FOOD(X3): \$450,000

+BAR: \$225,000

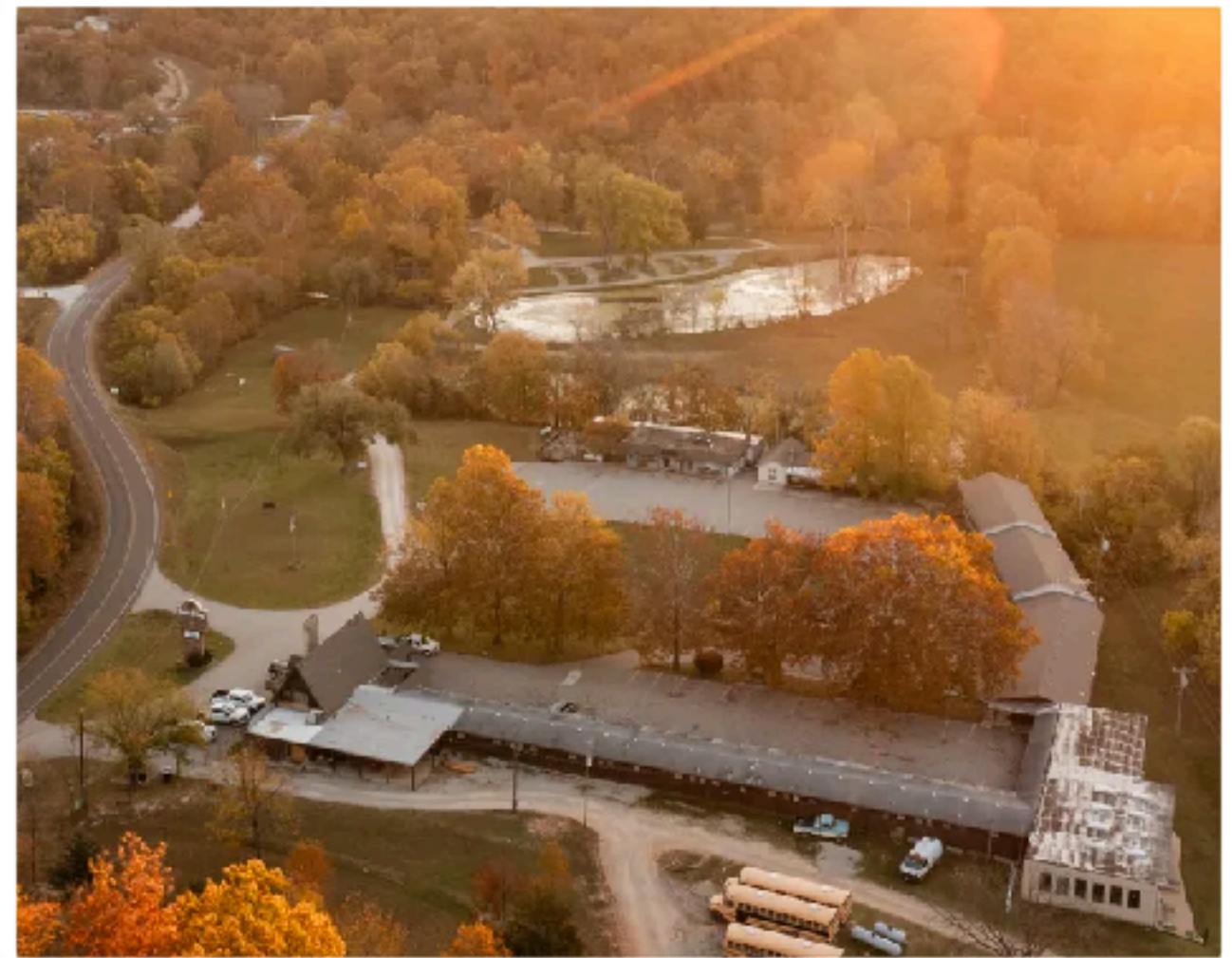
TOTAL: \$1,060,000





# SAND SPRING RESORT

**52 UNITS  
10 CAMPSITES**







# THE GRAVEL BAR & GRILL





# Sand Spring Resort Financials

	2020	2021	2022	Projections*
Room Revenue	\$730,915.00	\$799,229.00	\$709,359.00	\$792,264.00
Food & Beverage Revenue	\$473,889.00	\$554,309.00	\$531,046.00	\$524,964.00
Other Operated Dept Revenue	\$86,711.00	\$147,930.00	\$177,429.00	\$138,735.00
Misc Cash Revenue				\$200,000.00
<b>Total Revenue</b>	<b>\$1,291,515.00</b>	<b>\$1,501,468.00</b>	<b>\$1,417,834.00</b>	<b>\$1,655,963.00</b>
Room Expenses	\$158,797.00	\$235,833.00	\$227,668.00	\$217,811.00
Food & Beverage Expenses	\$335,344.00	\$411,962.00	\$436,953.00	\$401,000.00
Other Operated Dept Expenses	\$88,464.00	\$98,612.00	\$111,509.00	\$101,024.00
<b>Total Departmental Expenses</b>	<b>\$582,605.00</b>	<b>\$746,407.00</b>	<b>\$776,130.00</b>	<b>\$719,835.00</b>
<b>Departmental Profit</b>	<b>\$708,910.00</b>	<b>\$755,061.00</b>	<b>\$641,704.00</b>	<b>\$936,128.00</b>
Admin & Gen Expenses	\$186,939.00	\$217,393.00	\$207,245.00	\$205,905.00
Info & Tele Expenses	\$12,397.00	\$16,001.00	\$6,061.00	\$17,454.00
Sales & Marketing Expenses				\$35,530.00
Prop. Op & Main Expenses				\$101,161.00
Utilities Expenses	\$41,851.00	\$53,445.00	\$52,199.00	\$54,142.00
<b>Total Undistributed Expenses</b>	<b>\$241,187.00</b>	<b>\$286,839.00</b>	<b>\$265,505.00</b>	<b>\$414,192.00</b>
<b>Gross Operating Profits</b>	<b>\$467,723.00</b>	<b>\$468,222.00</b>	<b>\$376,199.00</b>	<b>\$521,936.00</b>
Management Fee				\$52,679.00
<b>Income Before Fixed Expense</b>	<b>\$467,723.00</b>	<b>\$468,222.00</b>	<b>\$376,199.00</b>	<b>\$469,257.00</b>
Property Tax	\$839.00	\$804.00	\$805.00	\$816.00
Insurance	\$41,356.00	\$48,051.00	\$39,943.00	\$50,000.00
Reserve for Replacement				\$35,119.00
<b>NOI</b>	<b>\$425,528.00</b>	<b>\$419,367.00</b>	<b>\$335,451.00</b>	<b>\$383,322.00</b>

## NOTES

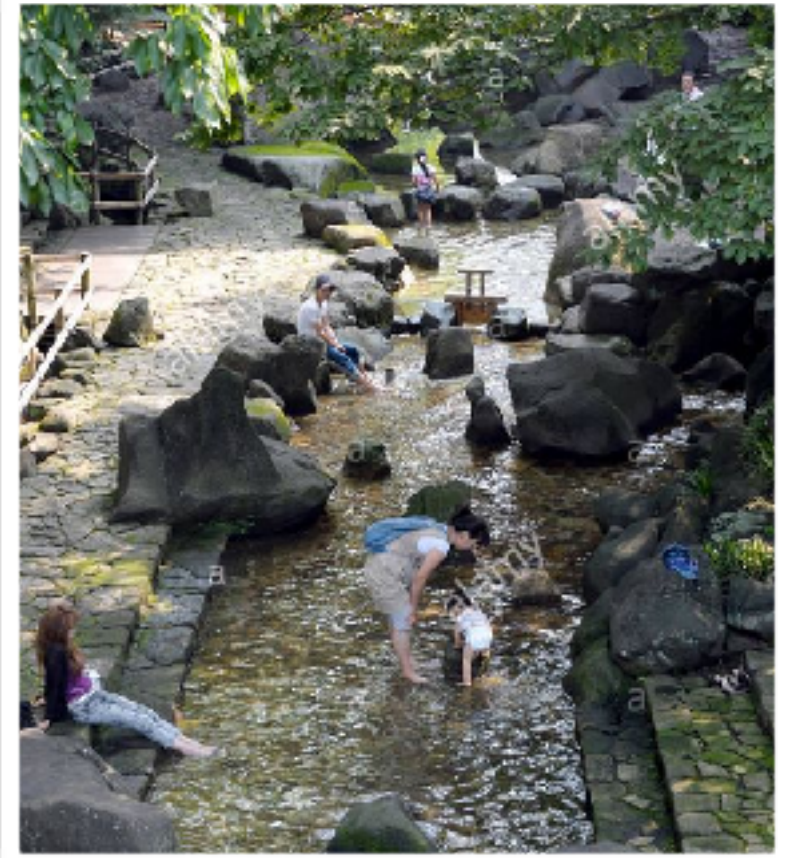
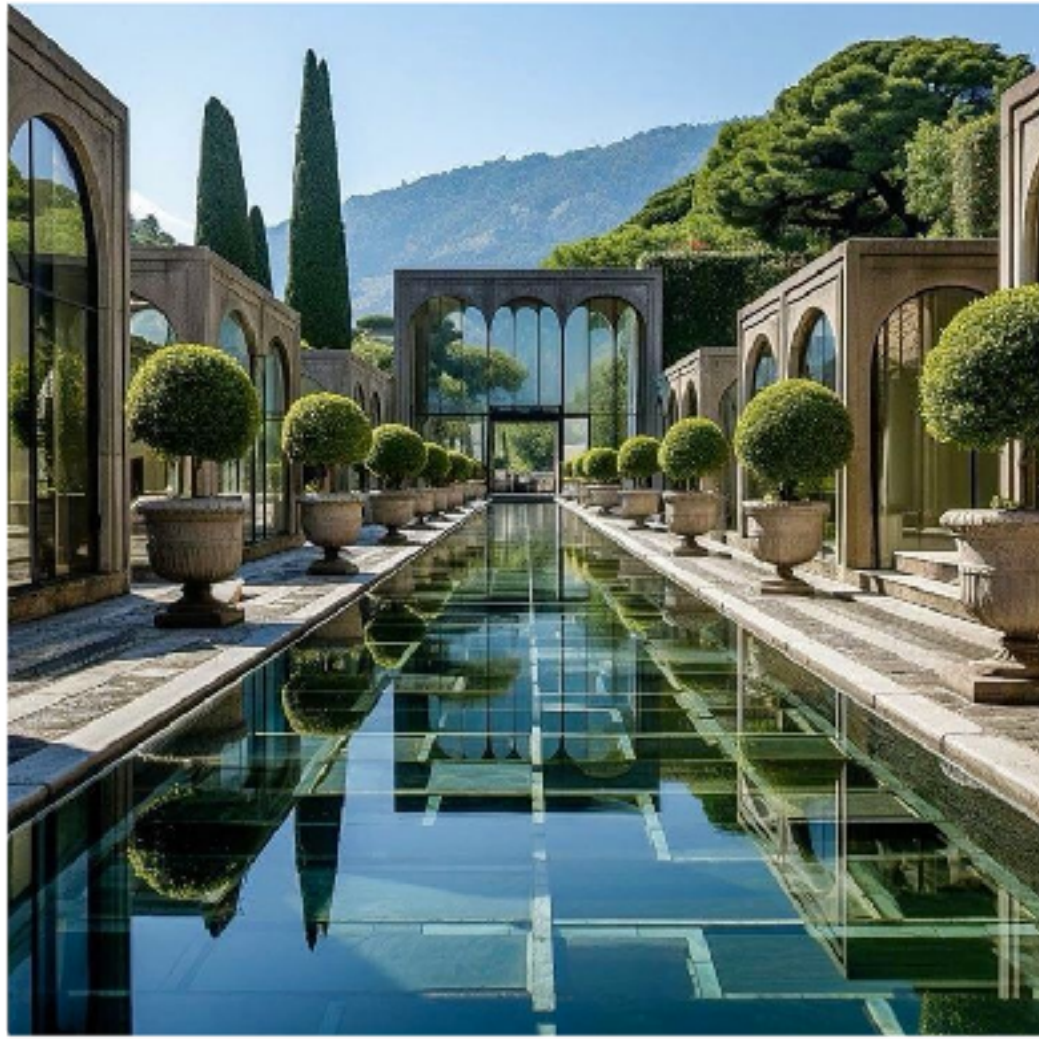
**VERBAL FROM SELLER:  
\$200,00 CASH SALES**

**\*PROJECTION IS CALCULATED  
BASED OFF INDUSTRY STANDARDS  
WITHOUT REFLECTING  
INCREASED OCCUPANCY**

## IMPROVEMENTS

**NEW SEPTIC SYSTEM  
ONLINE BOOKING  
MENU REVAMP  
STREAMLINE RESTAURANT  
UPDATE PRICING  
ROOM UPDATES  
NEW MATTRESSES  
NEW BED COVERS  
UPDATE DECOR  
EVALUATE PROPERTY  
ADD RESTAURANT  
ADD BAR**





**RESORT CONCEPT PHOTOS**





# S 200 Acre Village Parcel

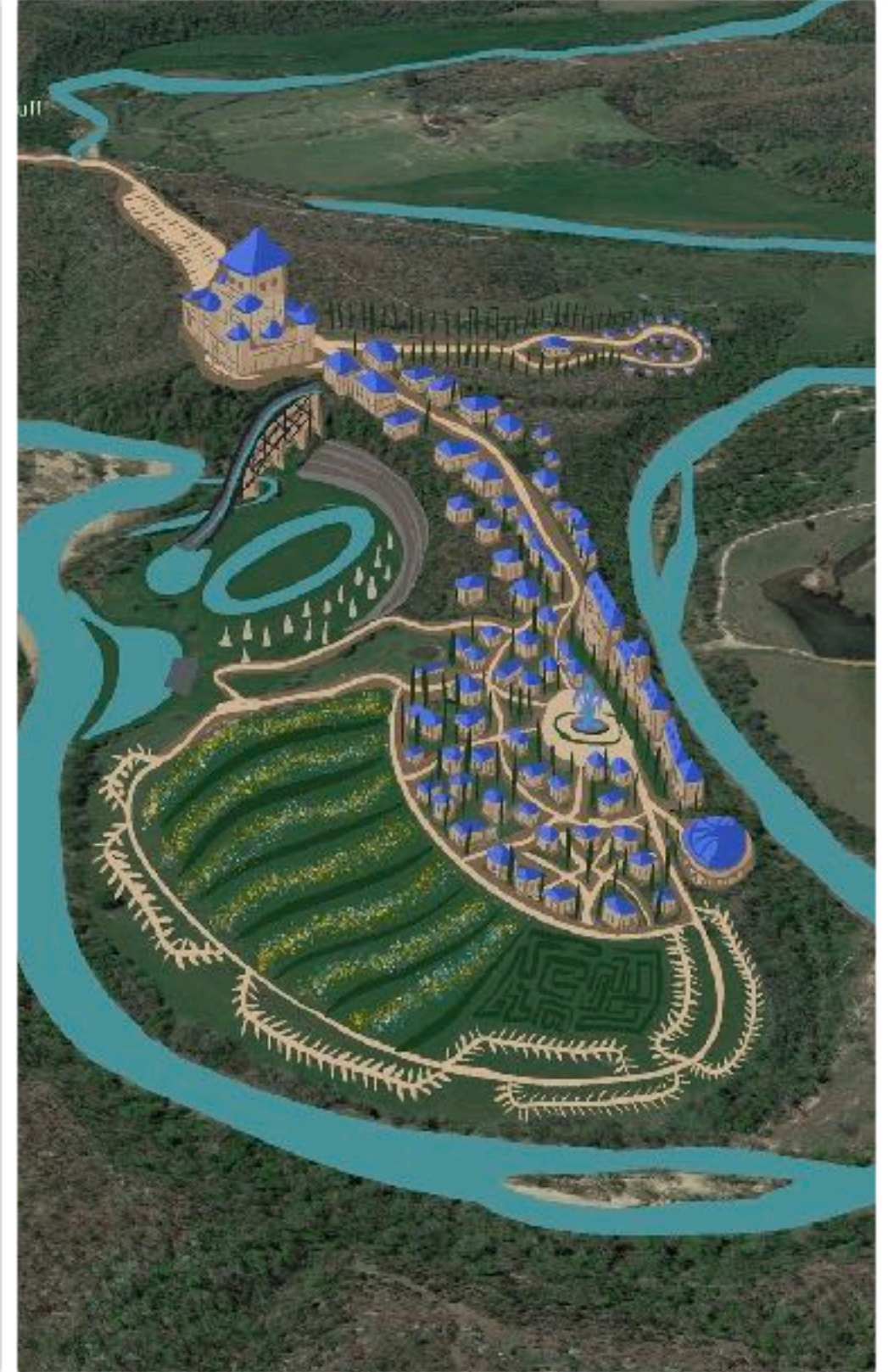
RV PARK



VILLAGE



WATER SPORTS





# RV Park Financials

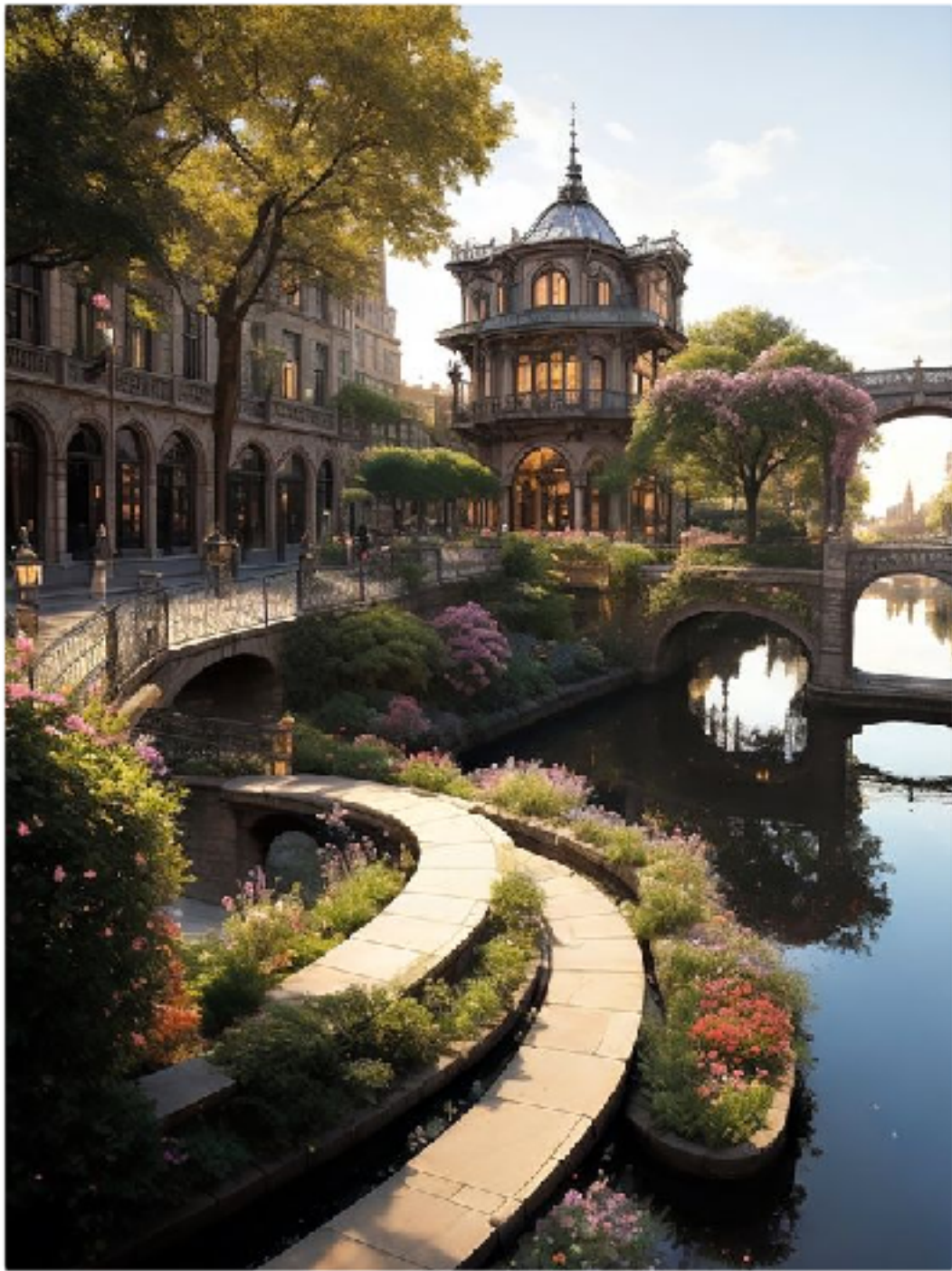
	50% Occupany
Gross Rentals	\$3,163,333.33
Vacancy	-\$1,581,666.67
Store	\$60,833.33
Laundry	\$12,166.67
<b>Total Income</b>	<b>\$1,654,666.66</b>
COGS	\$4,854.50
<b>Gross Profit</b>	<b>\$1,649,812.16</b>
Account/Legal	\$4,454.49
General/Admin	\$11,218.72
Payroll	\$128,190.41
Repair/Maintain	\$22,272.46
Insurance	\$10,063.85
Taxes	\$7,424.15
Utilities	\$111,527.30
CC Fees	\$27,881.83
Supplies	\$25,572.09
Advertising	\$4,454.49
Other	\$111,527.30
PM Fee	\$74,241.55
Cap Ex	\$82,490.61
<b>Expense Total</b>	<b>\$621,319.25</b>
<b>NOI</b>	<b>\$1,028,493</b>

## ARTISAN VILLAGE

Our resort offers guests curated viewing windows, providing a captivating glimpse into the world of artisanal craftsmanship. Supported by robust business services, the artisans are free to focus on their craft and mentorship, blending traditional methods with modern technology to ensure the authenticity of every creation. From baking and cheese-making to candle-making and leather goods, our diverse range of artisans craft natural, bespoke products that guests can purchase and treasure. Through our unique partnership model, both the resort and the artists thrive, sharing in the profits from the immersive guest experience. Meanwhile, these performance artists live on-site as townspeople, turning the resort into a living, breathing celebration of creativity.







**VILLAGE CONCEPT PHOTOS**

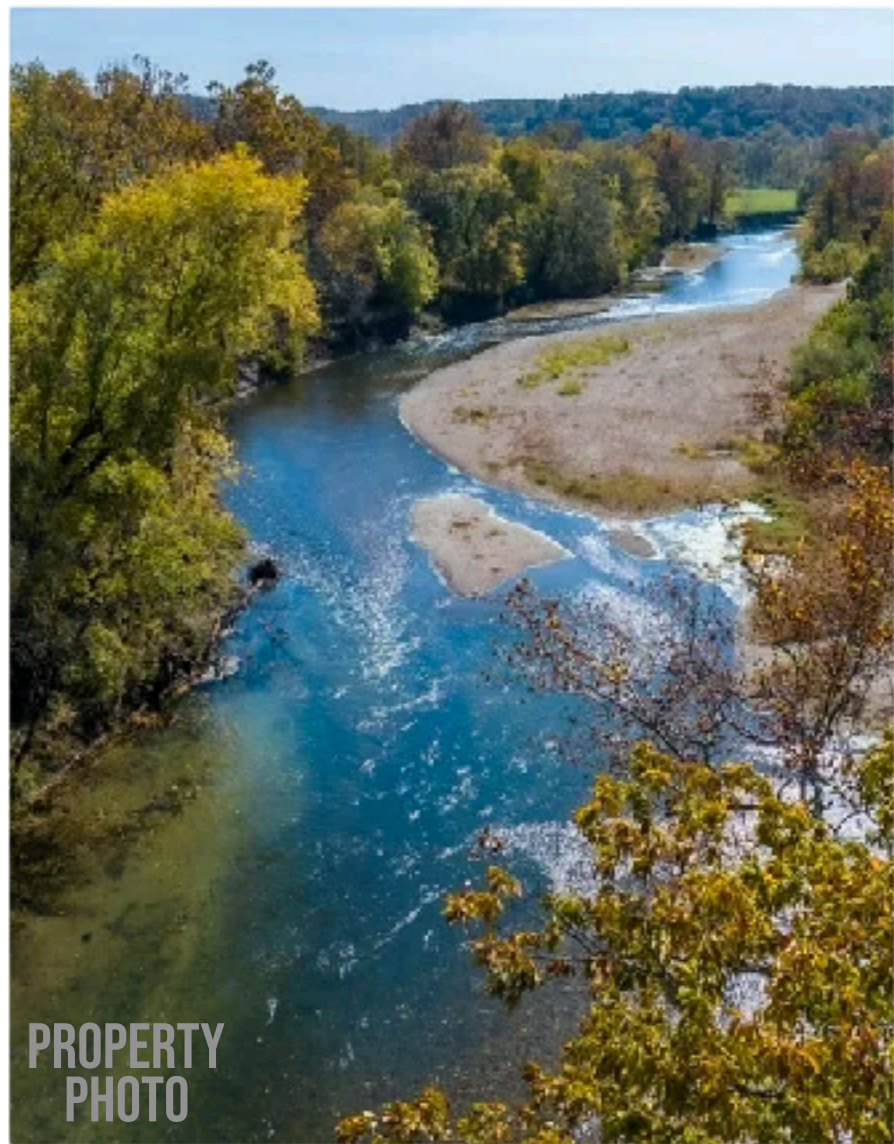




# Float the Niangua River

## SUMMARY

Strategically located along the Niangua River's float routes, KORB's Agri-Tourism Resort serves as a convenient take-out spot for floaters. Guests can park their watercraft on KORB's gravel bar and enjoy a delicious meal at the restaurant, a drink at the bar, or opt for a picnic basket-style meal using our user-friendly app. Float operators offer take-out services at the resort, and KORB provides a complimentary shuttle to Bennett Springs Access for restaurant patrons. Our resort encourages guests to unwind and enjoy the tranquil surroundings with gardens, yard games, and scenic spots along the riverbank, inviting guests to relax after their float journey.



PROPERTY  
PHOTO

## ROUTE

KORB to North Riverfront: **3 miles**

Bennett Springs Access to KORB: **5 miles**

Turkey Ridge to KORB: **9 miles**

\*Approximate mileage

Moon Valley to KORB: **12 miles**

Windyville to KORB: **19 miles**

Williams Ford to KORB: **22 miles**

Area float businesses near Bennett Springs:

- **Bennett Spring State Park Store and Concession:** Situated within Bennett Spring State Park, this concession offers float trips along the Niangua River, providing guests with convenient access to the river's scenic beauty.
- **Riverfront Camping & Canoe:** Located across the road from Bennett Springs Access, Riverfront Camping offers canoe and kayak rentals, along with guided float trips, allowing guests to explore the picturesque Niangua River.
- **Sand Springs Resort:** Positioned across the river from Bennett Springs State Park and across the road from Bennett Springs Access, this resort serves as the heart and crossroads of the river district. Their gravel bar provides a unique experience for put-in floaters, with the iconic bridge as a scenic backdrop.
- **Niangua River Oasis:** Just 5 miles from Bennett Springs Access, Niangua River Oasis is the region's top river outfitter, offering canoe, kayak, and tube rentals for unforgettable float trips along the Niangua River. Conveniently located opposite KORB's resort, guests can seamlessly integrate outdoor adventures with their stay.





# Bennett Spring State Park

## BY THE NUMBERS

**LOCATION:** Dallas and Laclede counties  
**NUMBER OF ACRES:** 5,338.55  
**NUMBER OF FULL-TIME STAFF:** 11  
**NUMBER OF PART-TIME STAFF:** 8  
**VOLUNTEER HOURS:**\* 9,756  
**STEWARDSHIP HOURS:** 1,936.90  
**2022 ATTENDANCE:**\* 1,324,725

**MILES OF TRAIL:** 13.8  
**NUMBER OF STRUCTURES:** 60  
**MILES OF ROADWAYS:** 6.94  
**NUMBER OF PROGRAMS PRESENTED:**\* 237  
**STATE SALES TAX PAID:**\*\* \$186,620.16  
**LOCAL SALES TAX PAID:**\* \*\* \$52,474.50  
**TOTAL SALES TAX:** \$239,094.66

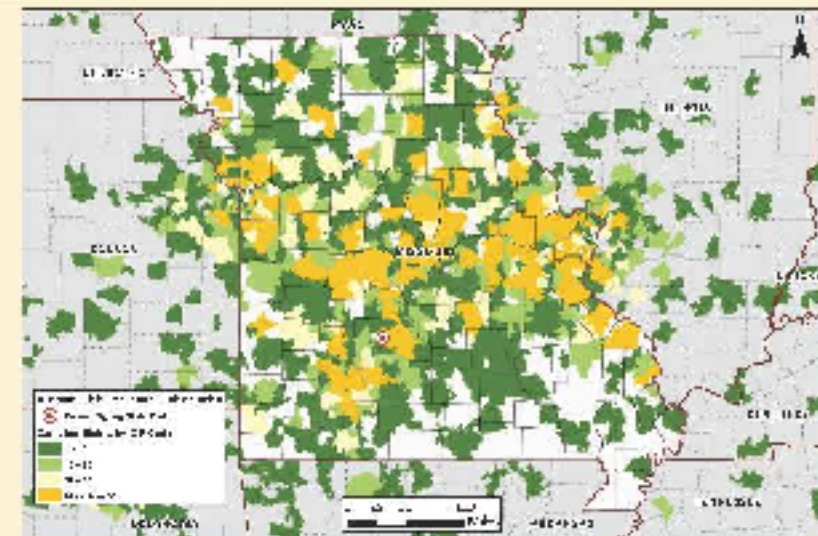
## BUDGET

**SMALL MAINTENANCE & REPAIR BUDGET:** \$79,000.00  
**CAPITAL IMPROVEMENTS PROJECTS IN PROGRESS:**\* 3

**CAPITAL IMPROVEMENTS PROJECTS COMPLETED:**~ 1  
**ANNUAL BUDGET:** \$782,646.00

## CAMPING & LODGING

**NUMBER OF CAMPING NIGHTS SOLD:**\* 27,944  
**NUMBER OF LODGING NIGHTS SOLD:**\* \*\* 10,208  
**NUMBER OF CAMPSITES:** 191  
**NUMBER OF LODGING UNITS:** 165  
**NUMBER OF OVERNIGHT GUESTS:**\*\* 178,350  
**CAMPING NIGHTS SOLD BY ZIP CODE:** >>>>>>



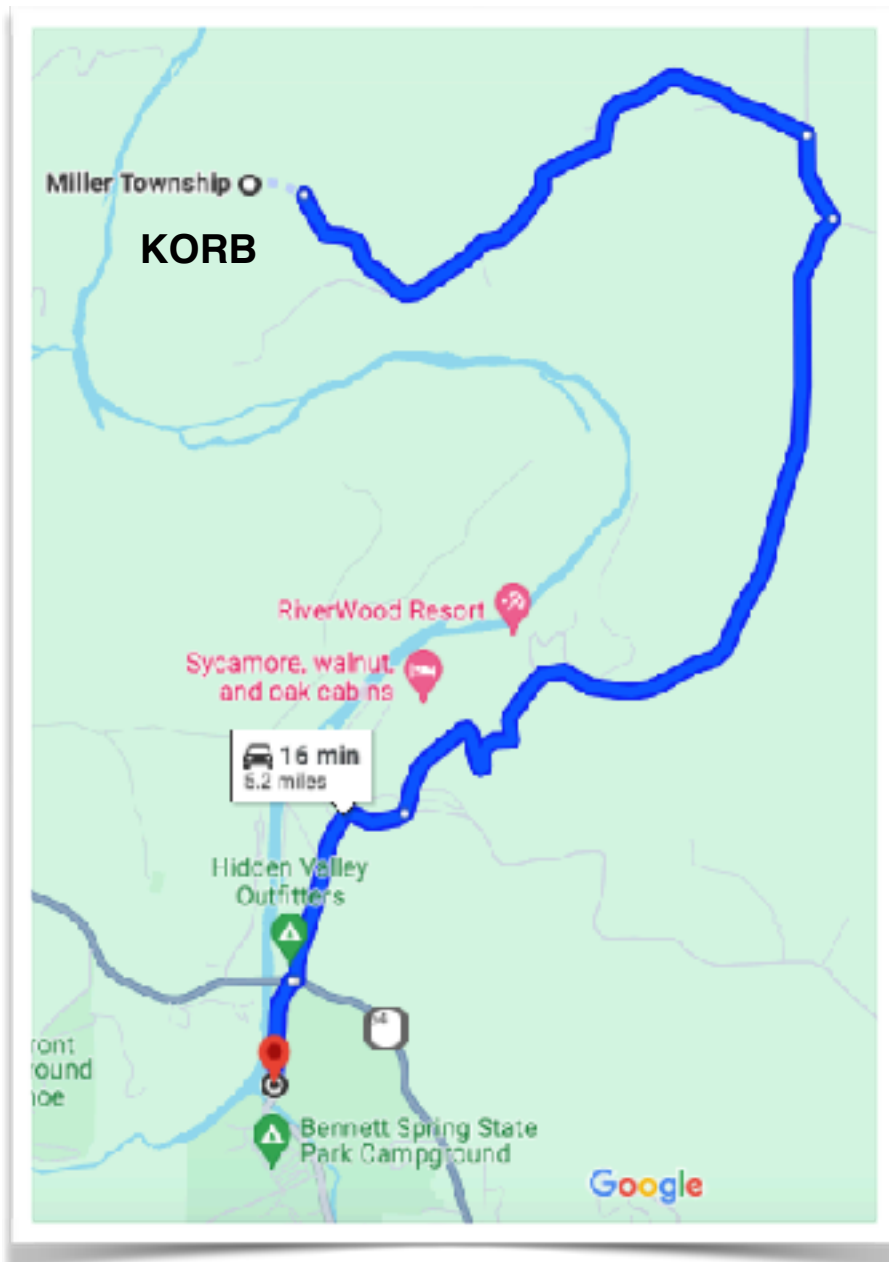
## SPECIAL EVENTS

**MISSOURI STATE PARK EVENTS:** 39  
**SIGNATURE EVENT:** Bennett Traditions



# Bennett Springs Area Attractions

5.2 MILES TO KORB



15 MILES TO LEBANON

Near Bennett Spring in Missouri, there are several area attractions within a 30-mile radius:

- **Bennett Spring State Park Visitor Center:** Located within Bennett Spring State Park, this visitor center offers exhibits and information about the park's natural and cultural history.
- **Bennett Spring Hatchery:** Situated within Bennett Spring State Park, visitors can tour the hatchery and learn about trout conservation efforts in the area.
- **Bennett Spring State Park Nature Center:** Explore exhibits on local flora and fauna, wildlife habitats, and conservation efforts within the state park.
- **Lebanon-Laclede County Route 66 Museum:** Located in Lebanon, Missouri, this museum showcases the history and culture of the iconic Route 66.
- **Cowboy Church of the Ozarks:** Enjoy a unique worship experience at this cowboy-themed church located in Phillipsburg, Missouri.
- **Boswell City Park:** This park in Lebanon, Missouri, features walking trails, picnic areas, playgrounds, and sports fields, providing opportunities for outdoor recreation.
- **Bridal Cave:** Explore this spectacular cave system located in Camdenton, Missouri, known for its stunning formations and underground lake.
- **Ha Ha Tonka State Park:** Discover the natural beauty and historic ruins of Ha Ha Tonka State Park, known for its castle-like ruins and scenic overlooks.
- **Cowan Civic Center** - Community center hosting events, performances, and recreational activities in Lebanon, Missouri.
- **Starlite Lanes** - Bowling alley offering lanes for bowling, leagues, and parties, located in Lebanon, Missouri.

These attractions offer a variety of experiences for visitors to enjoy near Bennett Spring in Missouri.



# Lebanon, Missouri

## RESTAURANTS

- El Charro Mexican Restaurant - Authentic Mexican cuisine with a variety of dishes.
- Dowd's Catfish House - Known for its Southern-style catfish dishes.
- Madison Avenue Bistro - Casual dining offering American fare and comfort food classics.
- Ruby Tuesday - Chain eatery offering classic American dishes and a salad bar.
- Hardee's - Fast-food chain known for its burgers, fries, and breakfast items.

## BUSINESS & SERVICE

### Tourist Information Centers:

- Lebanon-Laclede Library
- Lebanon Area Chamber

### Other Restaurants:

- Sonic Drive-In
- Arby's
- China Buffet
- Casey's General Store (pizza+)

### Gas Stations:

- Casey's General Store
- Kum & Go
- Phillips 66
- Break Time
- MFA Oil & Propane
- Shell
- Conoco

### Grocery Stores:

- Walmart Supercenter
- Hy-Vee
- Aldi
- Save-A-Lot
- Price Cutter
- Murphy's USA (Walmart)

### Retail Stores:

- Walmart Supercenter
- Dollar General
- Orscheln Farm & Home
- Big Lots
- Goodwill
- Dollar Tree
- O'Reilly Auto Parts
- Tractor Supply Co.

### Health and Wellness:

- Mercy Clinic Lebanon
- Lebanon Family YMCA

### Transportation:

- Greyhound Bus Station
- Lebanon Regional Airport

### Banking & ATM Services:

- U.S. Bank
- Regions Bank

