



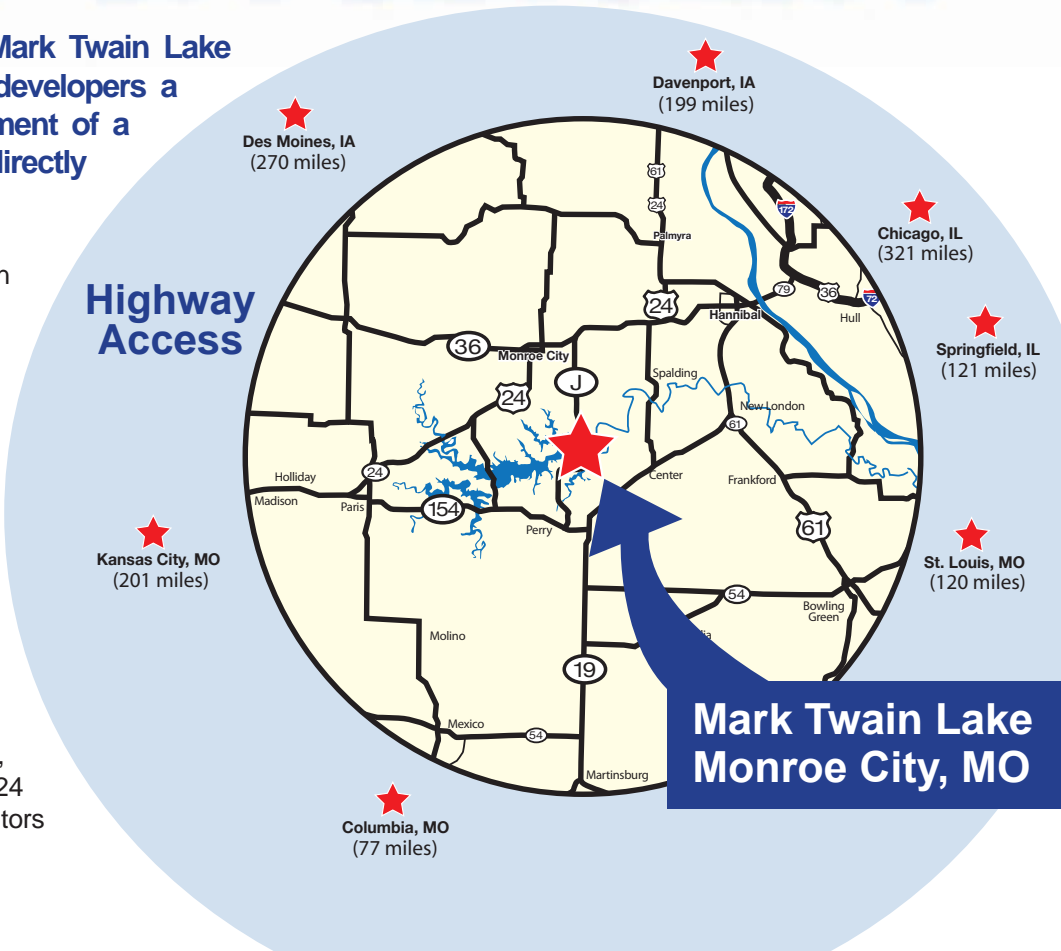
Mark Twain Lake currently attracts 2.2 million visitors per year!

MARK TWAIN LAKE RESORT OPPORTUNITY

The Corps of Engineers at Mark Twain Lake will make available to potential developers a concession site for the development of a resort. This will be the first resort directly on the shores of the lake.

Clarence Cannon Dam and Mark Twain Lake are located on the Salt River and lie principally in Monroe and Ralls Counties. The main dam is located at mile 63.0 on the Salt River. It is situated approximately 12 miles southeast of Monroe City and 8 miles north of Perry, in Ralls County, Missouri. The proposed site is served on the north by U.S. Highway 36 and U.S. Highway 24, and on the south by State Highway 154. State Highway J crosses the main dam and is a major north-south reservoir route on the east end of the lake. At its normal pool, the lake has a water surface of 18,600 acres, 285 miles of shoreline, and a length of 24 miles. It currently attracts 2.2 million visitors per year.

Highway Access



MARK TWAIN LAKE RESORT



Great Location

up to **511 Acres**



Unlimited Potential

Mark Twain Lake Resort Key Points

- Up to 511 acres of potential development area.
- Great highway access via I-72/US 36, US 24, US 61, US 54 and State Highway 19. The first three are four-lane highways.
- Within five (5) hours drive of 16 metropolitan areas with a total population of over 7 million.
- Utilities at entrance to site. Water, fiber optic lines and electric utility services are available along State Highway J.
- Existing fully-developed campground can be included.
- Financial assistance available to extend and upgrade utilities.
- Previous market potential and feasibility analysis available.
- Potential for 12-month season if resort includes meeting facilities, indoor water park, spa and other amenities.
- Site large enough for an 18-hole golf course.
- Very favorable lease terms.
- Would fulfill a current market void/need.

There is a lack of quality meeting space in northeast Missouri that includes hotel rooms and a restaurant. Just two hotels in Hannibal have meeting space for groups of 300 or more. As of September 2009, neither of them had a full service restaurant in the same building. In Quincy, IL, just one hotel with space for conferences also has a full service restaurant. It has just 94 hotel rooms. No other facilities within 60 miles offer meeting space for large groups, hotel rooms and a full service restaurant.



- 1 State Route J
- 2 Clarence Cannon Dam
- 3 Frank Russell Campground

For further information, contact:

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