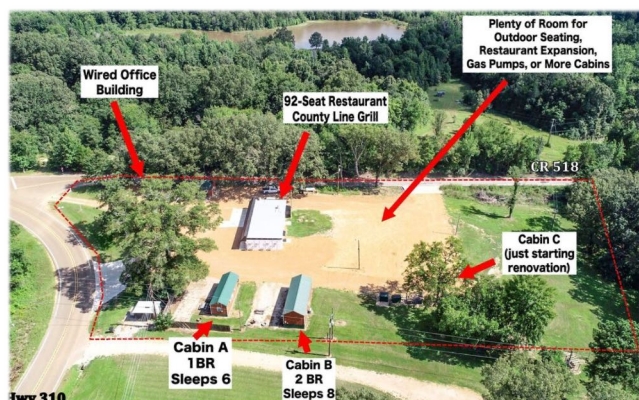


Turnkey Restaurant & Cabin Rental Business – Just North of Sardis Lake



County Line Grill and Cabin Rentals 852 Hwy 310 Como - Lafayette County \$795,000

Multiple Streams of Income with Potential for Much More! You won't find a more pristine or turn-key property than this one. From the immaculate restaurant to the rustic tiny rentals, everything is absolute perfection. Locals and tourists both love dining at the County Line Grill, and the little cabins are popular and often have repeat clientele.

Here's your chance to own a fully operational restaurant and rental cabin business in Lafayette County —just 5 miles from beautiful Sardis Lake and an 8-minute drive to the Tockville recreation area and boat ramp. It's also just 14 minutes from I-55's Como exit with highway frontage on 310 and county road frontage on CR 518.

Established in 2024, County Line Grill is a well-known comfort food destination with a loyal customer base and excellent weekend traffic. The 92-seat restaurant is completely remodeled, fully furnished, and professionally equipped, offering dine-in and to-go service Thursday through Sunday. Included with the sale are two fully furnished, income-producing cabins (one sleeps 4, the other 6), with a third cabin currently under development. There's also a small, wired office building on the property, plus plenty of room behind the restaurant for expansion.

The perfect opportunity for an owner-operator or investor seeking a live-work setup or rental business with a small-town lifestyle.

Utilities: electricity with TVEPA, fiber optic internet with TVI-Fiber, community water with Harmontown Water Association, private septic systems

Note: A 501(c)(3) food pantry currently operates inside the small office building. It serves the local community and has been allowed to operate at no cost and rent-free. The pantry will need time to relocate after the sale. Buyers may choose to continue supporting it or allow a reasonable transition period. Only the contents would be removed, and the building itself is included in this sale.

An additional 2 acres adjacent to the property on CR 518 can also be included in the sale for expansion, parking, events, or additional cabins (negotiable).