

Investment Opportunity: 5 Acre Lakefront Property with Camper Sites & Room to Grow!

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PROPERTIES AND AUCTION
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PROPERTY ADDRESS:
00 Route 130
Greenup, IL 62428

PRICE: \$750,000
ACRES: 75±
COUNTY: Cumberland

PROPERTY HIGHLIGHTS:

- 5 acre lake
- 7 established camper spots
- Electric and Water run through and around the entire property
- Interstate 70 frontage with 20,000 vehicles a day driving past
- Great development potential for more campers, small cabins (AirBNB/VRBO) or homes.
- Very mature timber
- CRP makes \$3,400/yr.
- Creek

PROPERTY DESCRIPTION:

This property offers a great business opportunity. The seller has run electric and water around the entire 5 acre lake and installed 7 camper sites with hook ups all for his personal use on the east side of the lake, but has it turned into a small business. The Seller made around \$20,000 in 2024 renting the camper spots and wasn't even trying to rent the spots. This property would be perfect for building a few tiny homes, cabins or shipping container cabins around the lake to Air B&B and VRBO and build more camper sites to rent. With almost 1/2 mile of Interstate 70 frontage and 20,000+ vehicles that drive past it a day it's the perfect advertising. There are multiple lake view locations and some great building spots overlooking the multiple oak ridges and great rocky creek bottom plus many more building locations. There is room to build bike trails, ATV trails, playgrounds and more. Or build one private cabin and use for your personal use. The property is covered in deer sign.



PRESENTED BY:

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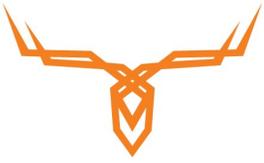
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals