



Jerdon Real Estate, Inc.

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PRICE: \$950,000

LOCATION: 23 ACRE LAKEFRONT CAMPGROUND (or convert to compound)

Address :		Built :	1973; Remodeled in 2003
Approx Sq Ft :	2,000	1st Bedroom :	11 x 14' (2 nd Level)
Lot Size :	Approximately 23 acres, 356' on lake. When measured along shore, approx 440' on lake, 694' on road by approx. 1,600' deep.	2nd Bedroom :	11 x 11' (2 nd Level)
Taxes :	'09 Taxes \$3,941.	Bath :	Full Shower
Tax ID# :	16-033-026-00	Bath :	Full Tub (Jacuzzi tub)(2 nd Level)
Lake Size :	215 Acres	Living Room :	15 x 16'
School District:		Kitchen :	16 ½ x 16'
Roof :	NEW '03 Shingles	Dining :	10 x 12'
Elec Service :	200 Amp	Office :	18 x 26'
Construction :	Frame	Storage :	16 x 40'
Heat :	HVAC Propane gas	(2) Decks :	10 x 16'; 4 ½ x 16'
Possession :	Campground at close; Home 30 days after close	Game Building:	20 x 44' main floor; Walkout Bsmnt devoted to laundry/bthrms/showers
Water Heater :	80 Gal propane gas	Pavilion :	25 ½ x 42' Roofed
Sewer :	Main 3,000 gal + 2-1,000 gal tanks	Storage Bldg :	26 x 36'
	Beach: Sandy		
	Street: Paved public		
	Siding: Vinyl		
	Walls: Panel		
	Bsmnt: Full Walkout		
	Water: 4" Well/sub pump		

REMARKS: CONTACT Floyd Jerdon for this property listing. SHOWN BY APPOINTMENT ONLY TO PRE-QUALIFIED BUYERS. 20 Years of same ownership. Continue as business or convert into one fabulous family compound. There are 86 camp sites which could be expanded to 100. 2 Fish ponds. Wi-Fi Internet service. Extensive list of personal property included. 150 miles from the Chicago Loop. Jerdon cannot guarantee tax estimate but provides to assist the buyer.