

COMMERCIAL REAL ESTATE AUCTION

ON LINE ONLY

KEYESPORT CABINS on CARLYLE LAKE

Bid Opens on Wed., 9/7/22 thru Wed., 9/14/22 6:00 pm



203 Whig in Keyesport, IL

Viewing Tuesday, Sept. 6, 2022 5:00-6:00 pm



Bill Scaturro
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Established 1983
Auctioneer License 440.000479

MLS #22058166

For more pictures, visit:
www.TheAuctionHouseCo.com

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"AN OPPORTUNITY TO OWN YOUR OWN BUSINESS"

Many possibilities with this lovely property sitting on 2 plus acres and 4 parcels. Next to Corp of Engineer property that Owner maintains. Turnkey business with immediate and year around income. Possibilities are endless.

Utilities are setup in the rear of properties for mobile park home, campground, storage for boats and RV's.

Nice 100'x30' insulated metal building that includes a 2 car garage, a large recreational room with table & chairs, pool table, and Men's & Women's restrooms plus 2 outside unfinished bathrooms with showers for campers.

Six (6) well maintained extremely clean cabins that include refrigerator, mw, coffee pot, full bath, internet and wi-fi, and spacious parking. Lighted pavilion with picnic tables & chairs, firepit with firewood, supplies shack, water fountain w/pump.

Remodeled modular home with 3 bedrooms, 2 bathrooms, 1 car garage, and RV hookup. Home rents for \$600/month.

Lake accessible with boat launch and beach is a walk away.

«««««««« BID HERE

Mobile Home

Parcel 03-03-02-260-014
Block 9 Lot 69 & 72
Lot 132 x 91 / .27 acre
Detached garage 336 sf
2018 Real Estate property tax \$675



Six Cabins

Parcel 03-03-02-260-015
Block 9 Lot 67 & 70
Lot .28 acre
Cabins are 216 sf each
2018 Real Estate property tax \$1202



Main Entrance

Parcel 03-03-02-260-016
Block 9 Lot 71
Lot 66 x 91 / .14 acre
2018 Real Estate property tax \$69



Insulated Metal Building & Land

Parcel 03-03-02-260-009
Lot 1.56 acre
Building 3000 sf
2018 Real Estate property tax \$2593



INVESTORS DREAM

GREAT POTENTIAL



AUCTION TERMS

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date.

A 6% buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Property sold as-is. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. *All Sales Final.*

AUCTIONEER'S NOTE

Once in a lifetime opportunity. Realtors "bring your investors."