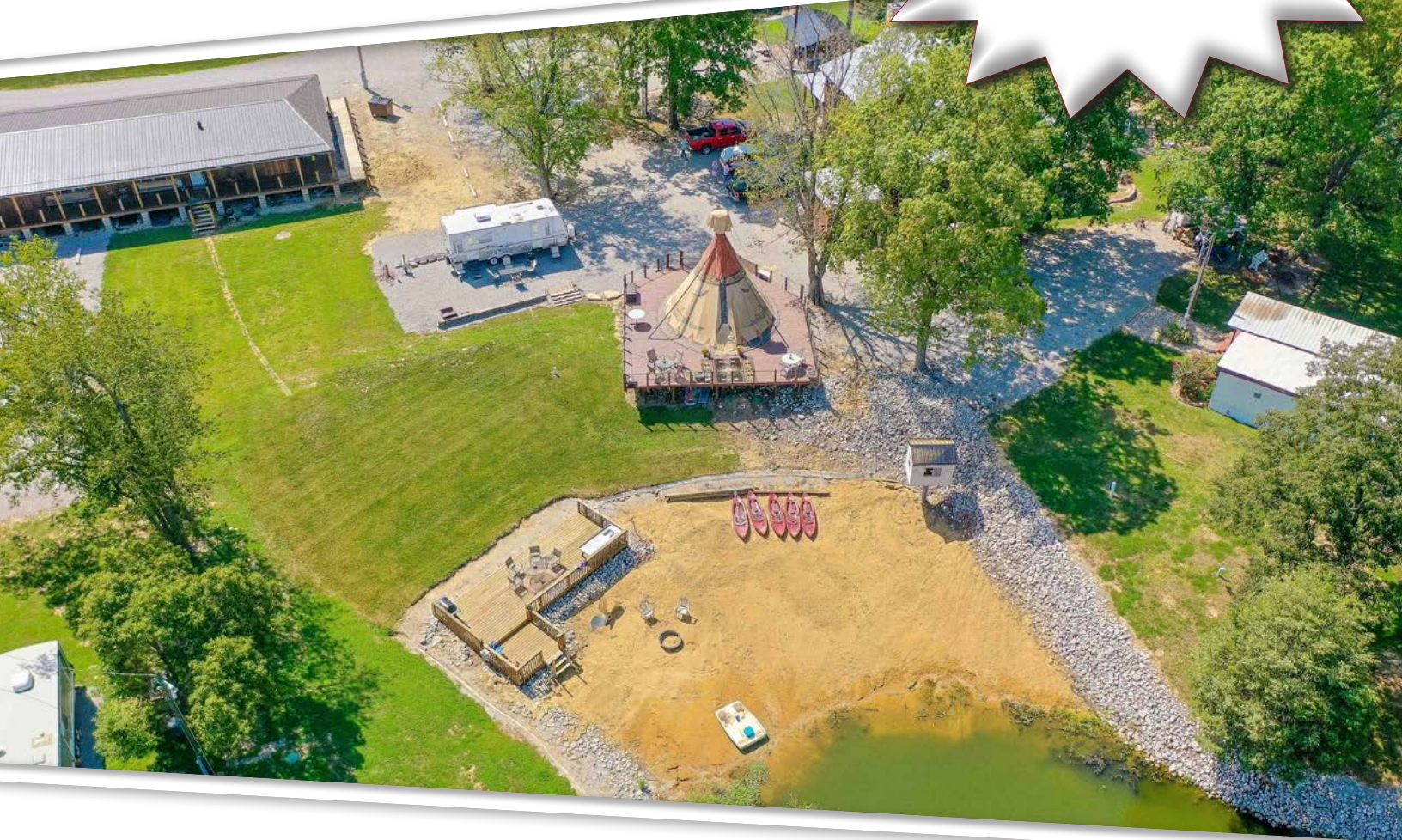


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Online Only Real Estate Auction
3319 Rainier Lane, Centralia, IL 62801

**27' TEE-PEE
W/ RV PAD &
LAKE ACCESS**



Bidding Closes: 5:30PM
Wed., Sept., 27, 2023

Viewing: 2:30-4:30PM
Sun., Sept., 24, 2023

County: Marion ♦ 2022 Taxes: \$162

Exemptions: None

Parcel Number: 15-04-101-080

Zoning: VAC Lots

Total Lot Size: 0.21± Ac

Schools: Racoon School Dist. Salem HS

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

3319 Rainier Lane Property Information

27' Tee-Pee ♦ Year Built: 2022 ♦ Forced Air Cooling/Heating (mini Split) ♦ Radiant Heat (Floors)

Propane Gas Tankless Water Heater ♦ Water & Sewer: Public/Dedicated Septic

Dual RV Buddy Pad w/ Full Hook Ups ♦ Electric: Circuit Breaker ♦ Gravel Driveway



27' Tee-Pee and dual RV pad with shared, private beach access on Lake Centralia! The Tee-Pee measures 27' in diameter and is 23' tall outside and 18' tall inside. The Tee-Pee was designed by Nomadic Tee-Pee Makers and features an all seasons canvas exterior, hand painted design, a mini split for heating and cooling, radiant floor heat, front living area and three quarter bath. The Tee-Pee is built on a wrap around deck with access to the private beach and views of the lake. The property also includes a dual RV buddy pad with full hook ups including 50, 30- and 110-amp access. Connecting parcel at 3321 Rainier Lane could also be purchased. Great opportunity to acquire a weekend retreat or add to any vacation rental portfolio!

