

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

778 POPLAR STREET, SHAWNEETOWN, IL 62984

VIEWING: SUNDAY, DECEMBER 3 ~ 12-2PM

BIDDING CLOSES: 5PM ~ WEDNESDAY, DECEMBER 6, 2023

For Online Bidding Visit: AdamsAuctions.HiBid.com

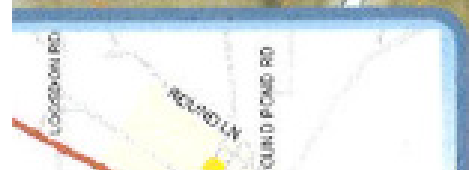
Adam's
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch
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**RV PARK & CAMPGROUND
W/ 21 RV HOOK-UPS
ON 5.0+/- ACRES!**



GENERAL INFORMATION & AUCTION TERMS



5.0+/- AC

TOTAL LOT SIZE

COMMERCIAL

ZONING

\$140

TOTAL '21 TAXES

Operational RV Park and Campground on 5.0+/- acres in Shawneetown! The park is currently operating as Fiedlerland RV Park and Campground and consists of 11 full RV hook-ups with 30/50 AMP service, 10 RV hook-ups with water and electricity only, tent camping areas, a shower pavilion, dump station and picnic tables. The property also has additional areas that would allow for future RV sites and tent sites to be built. The property has 3 septic tanks, public water with 4 separate meters and electric with 3 separate meters. Located minutes away from The Ohio River, and just 30 minutes from the Shawnee National Forest! Great opportunity to own an operational campground in Southern Illinois!

PARCEL NUMBERS

P.I.N	Size	Amount
10-002-033-08	5.0± Ac.	\$140

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.

