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Online Only Auction

15 Phegley Resort Lane, Modoc, IL 62261

1BR/1BA CABIN
DETACHED CARPORT
KASKASKIA RIVER ACCESS



Bidding Closes: 6:30PM
Thursday, July 24, 2025

Viewing: 2:30-4:30PM
Sunday, July 20, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: Randolph ♦ 2024 Taxes: \$0.00
**** No Real Estate Being Sold Only Cabin****

Exemptions: None

Parcel Number: None

Schools: Red Bud Dist. #132, Red Bud HS

Terms: \$3,000 Down Day of Sale
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

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



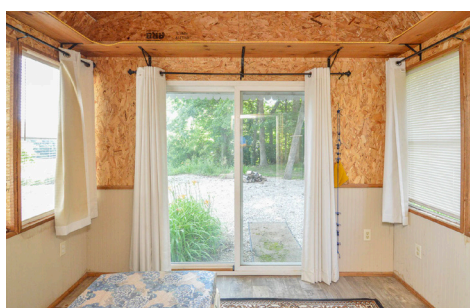
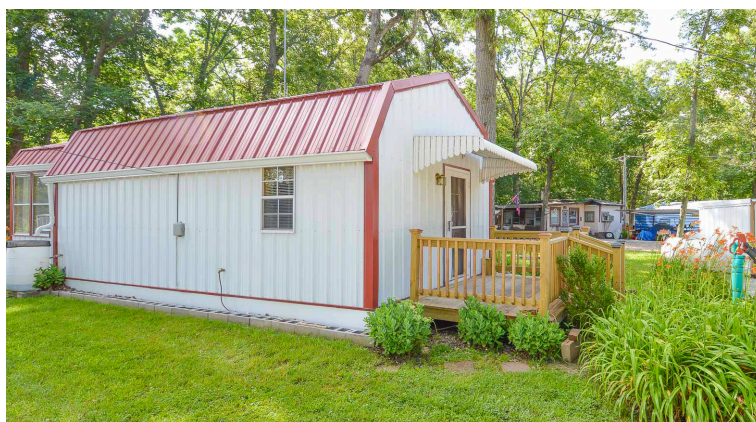
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

15 Phegley Resort Lane Property Information

1BR/1BA ~ 440± Finished SF ♦ Year Built: 2000 ♦ A/C: Window Unit ♦ Propane Gas Heater ♦ Electric Water Heater
Water & Sewer: Shared Well/Septic (New in 2024) ♦ Roof: Metal ♦ Basement: None, Slab ♦ Electric: Circuit Breaker ♦ Gravel
Driveway ♦ 2 Car Detached Carport ♦ Owned Propane Tank ♦ New Deck (2024) ♦ \$100.00 Monthly Lot Lease Fee



This riverfront cabin retreat in Modoc, IL is updated & ready to enjoy! Escape to the peace and quiet of the Phegley Resort Community with this charming 1BR/1BA cabin offering scenic views of the Kaskaskia River. Nestled on a secluded, leased lot, this recently updated cabin makes the perfect weekend retreat, or a cozy year-round residence. Inside, the cabin features a fully equipped kitchen with a gas stove, stainless-steel sink, and refrigerator. The spacious living room opens to two loft areas and includes a mounted flat screen TV and propane wall heater to keep things toasty in cooler months. The bedroom includes side windows for the wall unit A/C, plus sliding glass doors that open to a gravel patio with a firepit and stunning river views. A three-quarter bath with a stand-alone shower rounds out the indoor space. With a full metal exterior, new front porch and gutters in 2024, and modern upgrades like a concrete septic tank, new propane tank, and fully insulated walls and ceiling, this cabin is both durable and comfortable. The land lease is just \$100/month and includes access to the well water which is shared by the community. Bonus: there is a public boat ramp nearby, wooded surroundings with a semi-cleared path to the river's edge. Ready to unwind near the water?





FLOOR 1

