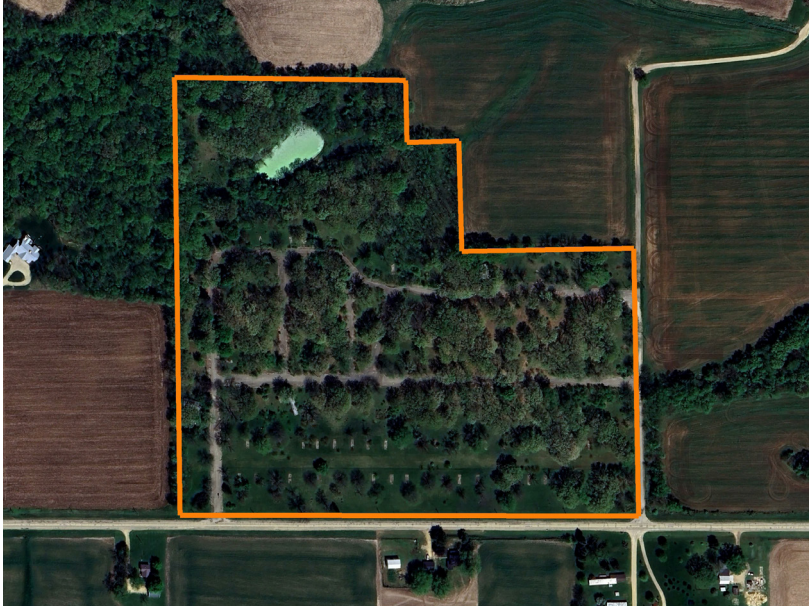


LAND FOR SALE

CAMP CADE, A DEVELOPABLE CAMPGROUND OPPORTUNITY IN NORTHERN ILLINOIS

COUNTY: **STEPHENSON**
STATE: **ILLINOIS**
ACRES: **33.1**



PROPERTY FEATURES

- Potential for approximately 110 RV and 100 tent campsites
- Interior road system in place
- 2 wells on property
- Transformer in place, ready for 400 amp electric service
- Paved road frontage off East River Road
- Peaceful & scenic surroundings
- Oak savanna landscape
- Numerous local recreational opportunities
- Zoned A-1, with a special use permit to allow a campground
- 2024 taxes totaled \$9,662.84
- Revenue & expense projections available upon request

For more information, contact:

JASON HELLER, Land Broker

815.858.4403 | JHeller@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.