



**T R O P H Y**  
 PROPERTIES AND AUCTION  
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# Carlyle Lake Campground for Sale - Clinton County

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**PRICE IMPROVED**



**PROPERTY ADDRESS:**  
 512 Washington Street  
 Keyesport, IL 62253

**PRICE:** \$349,000  
**ACRES:** 3.15±  
**COUNTY:** Clinton

**PROPERTY HIGHLIGHTS:**

- Conveniently Located Near Carlyle Lake
- Established campground property
- All Sites on Public Water and Public Sewer
- Room to Expand New Sites or Boat Storage

**PROPERTY DESCRIPTION:**

Location, Location, Location! Two Blocks from Keyesport Boat Launch and Carlyle Lake Access This is an excellent opportunity to invest in property that has a ton of options. It currently has 55 annual lease camping spots. These spots are full hook up with city water and city sewer. Each one offers 30 amp electric service. There is also a 20 x 40 building with a nice overhang and deck that was used as a small store and meeting area in the past. This property also has room for expansion to add storage for boats or more camping locations.

*All information provided in this real estate listing, including financial statements and projections, is strictly based on information provided by the owners. Broker does not guarantee the accuracy of sq. ft., lot size, profit/loss statements, or any other information. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.*



**PRESENTED BY:**

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**TROPHY**  
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