



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Investment Opportunity: 5 Acre Lakefront Property with Camper Sites & Room to Grow!

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

PRICE IMPROVED



PROPERTY ADDRESS:

00 Route 130
Greenup, IL 62428

PRICE: \$675,000

ACRES: 75±

COUNTY: Cumberland

PROPERTY HIGHLIGHTS:

- 5 acre lake
- Amish Built Log Cabin/ Tiny Home with electric, water and septic
- 7 established camper spots with Electric, Water and septic
- Electric and water run over 1 mile through and around the entire property
- Interstate 70 frontage with 20,000 vehicles a day driving past
- Great Development potential for lots of campers, small cabins (AirBNB/VRBO) or homes.
- Very mature timber
- CRP makes \$3,400/yr
- Creek

PROPERTY DESCRIPTION:

This property offers a great business opportunity. The seller has run electric and water around the entire 5 acre lake and installed 7 camper sites with hook ups all for his personal use on the east side of the lake, but it has turned into a small business. The Seller made approximately \$20,000 in 2024 renting the camper spots without advertising. There is also a nice tiny home log cabin that would be perfect for getting away or renting on Air B&B. Cabins like this are estimated to generate around \$20,000/yr. This property would be perfect for building a few tiny homes, dome huts or cabins around the lake to Air B&B and VRBO and build more camper sites to rent. With almost 1/2 mile of Interstate 70 frontage and 20,000+ vehicles that drive past it a day it's perfect for potential advertising. There are multiple lake view locations and some great possible building spots overlooking the multiple oak ridges and great rocky creek bottom plus many more building locations. There is room to build bike trails, ATV trails, playgrounds and more. Or build a private cabin for personal use. The deer hunting in this area is some of the best in IL.



PRESENTED BY:

SHANE YEARIAN

Land & Home Specialist

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

leads@trophyapa.com



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Investment Opportunity: 5 Acre Lakefront Property with Camper Sites & Room to Grow!

www.TrophyPA.com • (855) 573-5263 • leads@trohypa.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals