

Rocky Comfort Cabins: A Unique Turnkey Investment For Sale—Union County

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PROPERTY ADDRESS:
295 Panthers Den Road
Makanda, IL 62958

PRICE: \$1,275,000
ACRES: 6.66±
COUNTY: Union

PROPERTY HIGHLIGHTS:

- Turn-key Business
- Website with Guest Reviews
- Facebook Page & Instagram Page
- French and “Hobbit” Style Cabins
- \$124,255 2024 Net Income
- Consistent Occupancy
- Repeat Clientele
- Walking Distance to Blue Sky Vineyard
- Operational Since 2013
- Room to Expand

PROPERTY DESCRIPTION:

Welcome to Rocky Comfort Cabins, a fully operational short-term rental business with a strong brand, loyal repeat guests, and a proven track record of success. Located in the beautiful rural setting of Union County, Illinois, this property offers guests the perfect balance of peaceful seclusion while still being close to modern amenities. This turnkey business is ready for its next owner, complete with everything needed to step in and start generating income immediately.

Each cabin has been thoughtfully placed to provide maximum privacy for guests. The three cabins feature unique designs: one influenced by French colonial style, and two with whimsical “hobbit-style” architecture inspired by The Lord of the Rings. Set on 6± acres, the property offers room for expansion should the new owner wish to grow the operation. Guests enjoy private hot tubs, fire pits, washers and dryers, and custom amenities in each cabin. Since opening in 2013, Rocky Comfort Cabins has built a stellar reputation, consistently high occupancy, glowing guest reviews, and



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PROPERTY DESCRIPTION (cont.):

The location is equally impressive. The property adjoins the highly rated Blue Sky Vineyard, with a private walking trail agreement giving guests direct access for wine, dining, and romantic evenings. Nearby attractions include Crab Orchard Wildlife Refuge, Panther Den Trailhead, Devils Kitchen Lake, Giant City State Park and Lodge, Shawnee Bluffs Canopy Tours (zip line), and the expansive Shawnee National Forest.

Rocky Comfort Cabins presents a rare investment opportunity with a cap rate of 9, being marketed under its most recent appraised value. Architecturally unique and built by a well-known builder, these one-of-a-kind cabins make an exceptional addition to any portfolio. Whether you're a seasoned investor or new to short-term rentals, this profitable turnkey business is ready for you.



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