

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
Email - [c cre@crawford-county.com](mailto:c cre@crawford-county.com)

**DIRECTIONS:**

**Showing Instructions:**  
Show anytime



<b>Approx. sq. ft.</b>	
<b>Property Type</b>	Recreational
<b>No. Rms.</b>	
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	1
<b>2nd Floor</b>	
<b>Basement</b>	
<b>Foundation</b>	
<b>Walls</b>	
<b>Floors</b>	
<b>Porch</b>	
<b>Roof</b>	
<b>Windows</b>	
<b>Garage</b>	
<b>Exterior</b>	
<b>Heat/AC</b>	
<b>Water Heater</b>	40 gal electric
<b>Street</b>	paved
<b>Alley</b>	



<b>Price:</b>	<b>\$79,900</b>
<b>Address of Property</b>	207 St. Charles
	Flat Rock, IL 62427
<b>Owner:</b>	April A. Wampler
<b>Address:</b>	
<b>Phone:</b>	
<b>Listed by:</b>	Erica Lytis
<b>Sign Wanted:</b>	yes <b>Key # 26 + lockbox</b>

**REMARKS:** (All information believed correct, but not guaranteed.)  
 Endless possibilities for this 5.68 acre +/- campground with wooded acreage. City water & sewer w/ 4 RV hook-ups. Full bath house that is heated & cooled. 2 campers & cargo trailer included in sale. Campers connected to city utilities. 5 carports, covered dog kennel & 2 fire pit areas. **WILL NOT SEPARATE.**

**BATH HOUSE:** built in 2013, vinyl flooring, double walk-in shower, double stainless sink w/ counter top & cabinetry, wall heater & wall AC unit. Pipes are insulated.

**SHED:** 8x12, electric, refrigerator remains, camping gear remains

**CARGO TRAILER:** 1970's

**TOWN & COUNTRY CAMPER:** 1980's, heat/air, bathroom, kitchen, bedroom. Currently winterized, connected to city utilities. **SOLD AS IS**

**COACHMAN CAMPER:** 1970's, remodeled, heat/air, bathroom, kitchen, bedroom. Currently winterized, connected to city utilities. **SOLD AS IS**

- 5 carports
- Patio heater
- Picnic tables
- Blue Rhino grill
- Patio lights
- Dog kennel

