

FOR SALE - ST. ANNE - RV CAMPGROUND/RV RENTAL SITE FOR SALE

4112 S YOUTH CAMP RD, SAINT ANNE, IL 60964



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker
815.549.4301
bucktamblyn@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

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OFFERING SUMMARY

Sale Price: \$1,999,999

Lot Size: 66.9 Acres

Number of RV Rental Sites: 48

Zoning: Agricultural

PROPERTY OVERVIEW

FOR SALE - ST. ANNE - RV CAMPGROUND/RV RENTAL SITE FOR SALE - WITH 48 RV LOTS AND OVER 66 ACRES ON RIVER FRONTAGE, THIS PROPERTY HAS AMAZING POTENTIAL! This property consists of two parcel of land totaling 66.9 acres with over a half mile of river frontage! The property is right where the Kankakee River and Iroquois River meet, with navigable water access! The 66.9 acres consists of wooded riverfront property and a full campgrounds area. The campground has 48 RV rental sites. It also has an outdoor bathroom building, picnic shelters, basketball courts, volleyball court, baseball field, office building, small storage buildings for equipment and a large 8000 square foot steel building. Utilities (electric, water, and sewer) are on the property and in place. This property has outstanding potential for a multitude of potential uses. It could be kept as a campground for profit or a perfect retreat location. Call today!

PROPERTY HIGHLIGHTS

- 48 units
- Zoned Agricultural
- Prime Saint Anne location

McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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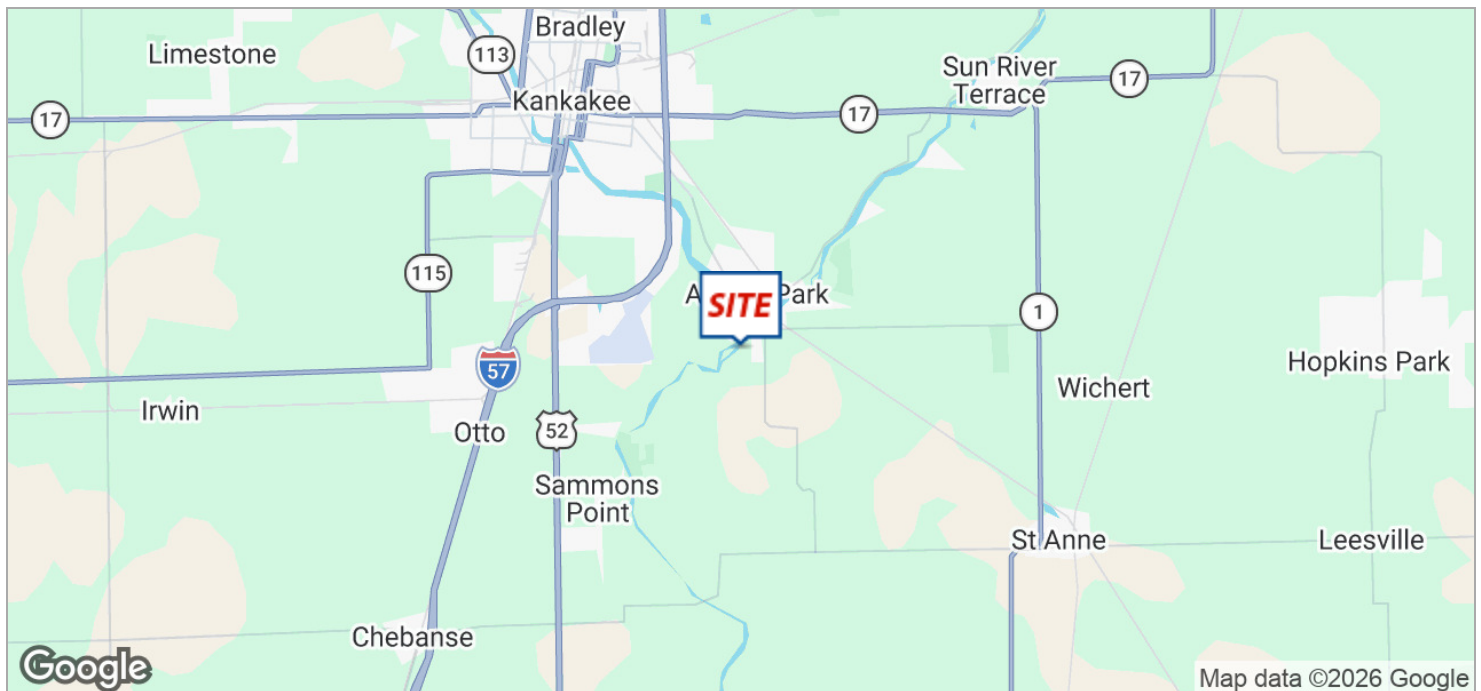
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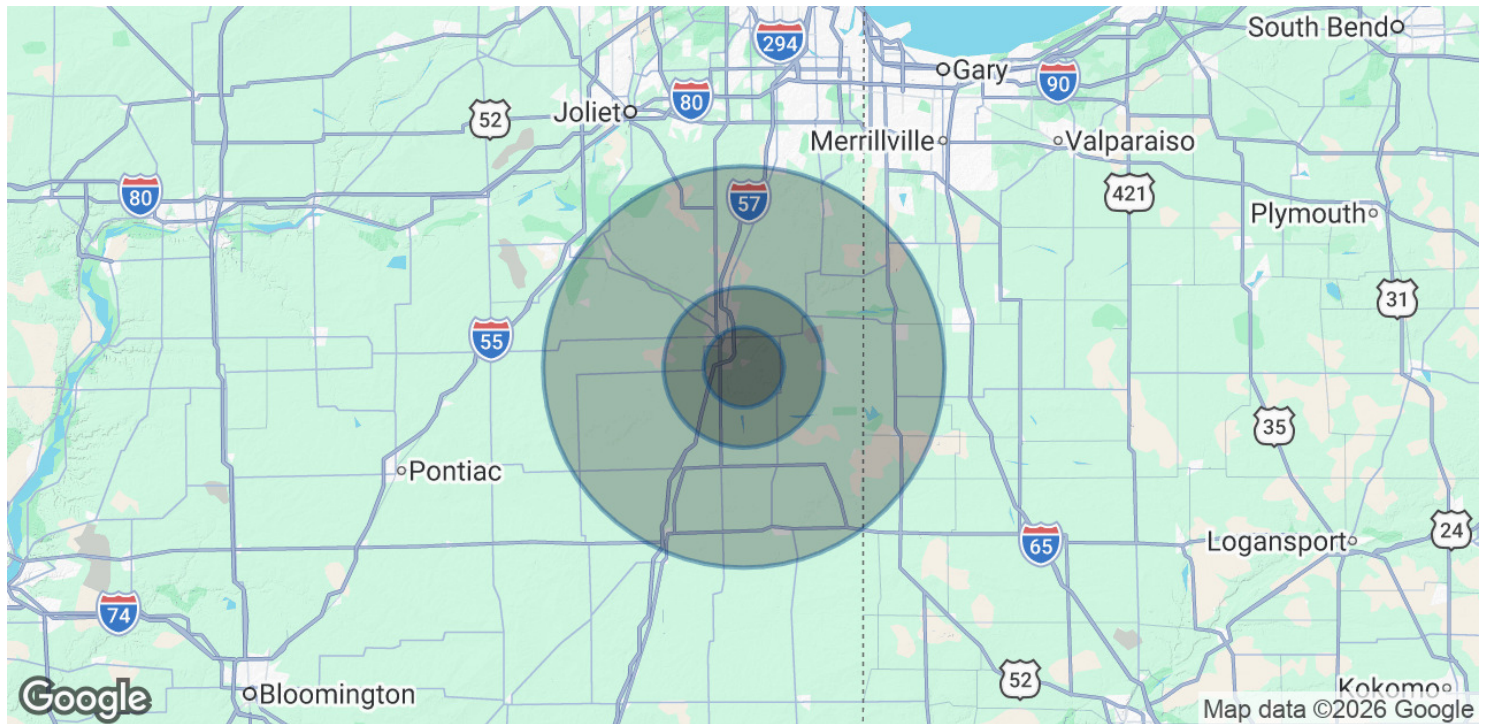
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POPULATION

	5 MILES	10 MILES	25 MILES
Total Population	24,661	78,930	167,863
Average Age	37.7	38.3	41.3
Average Age (Male)	36.7	37.7	39.8
Average Age (Female)	37.9	39.4	42.9

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	25 MILES
Total Households	9,214	29,898	65,482
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$74,012	\$83,593	\$93,519
Average House Value	\$150,347	\$186,996	\$211,683

2023 American Community Survey (ACS)

McCOLLY BENNETT COMMERCIAL ADVANTAGE

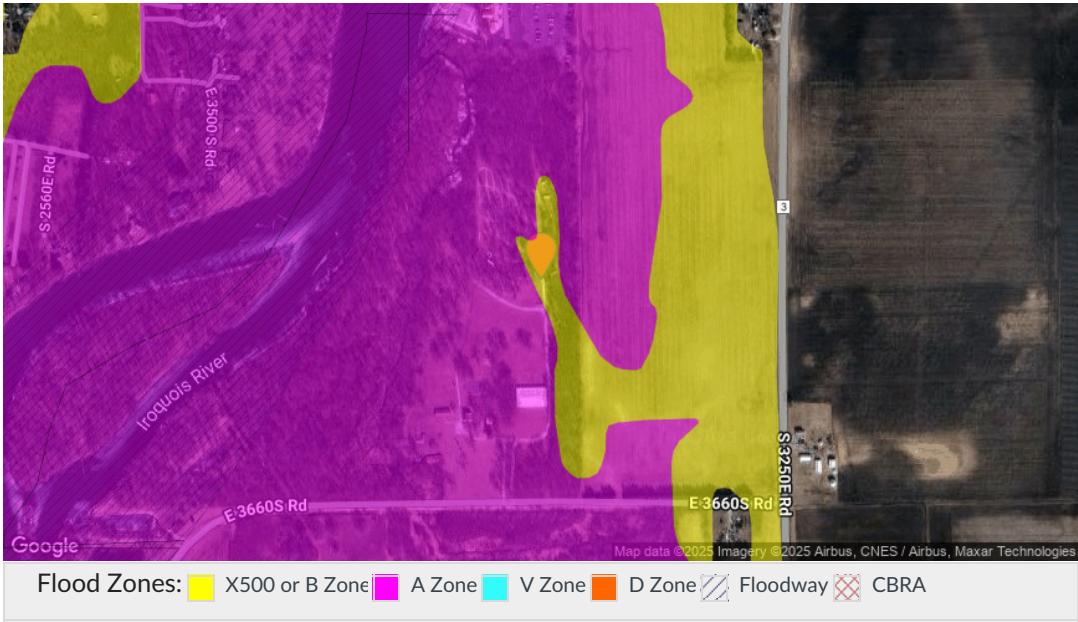
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Overview Map



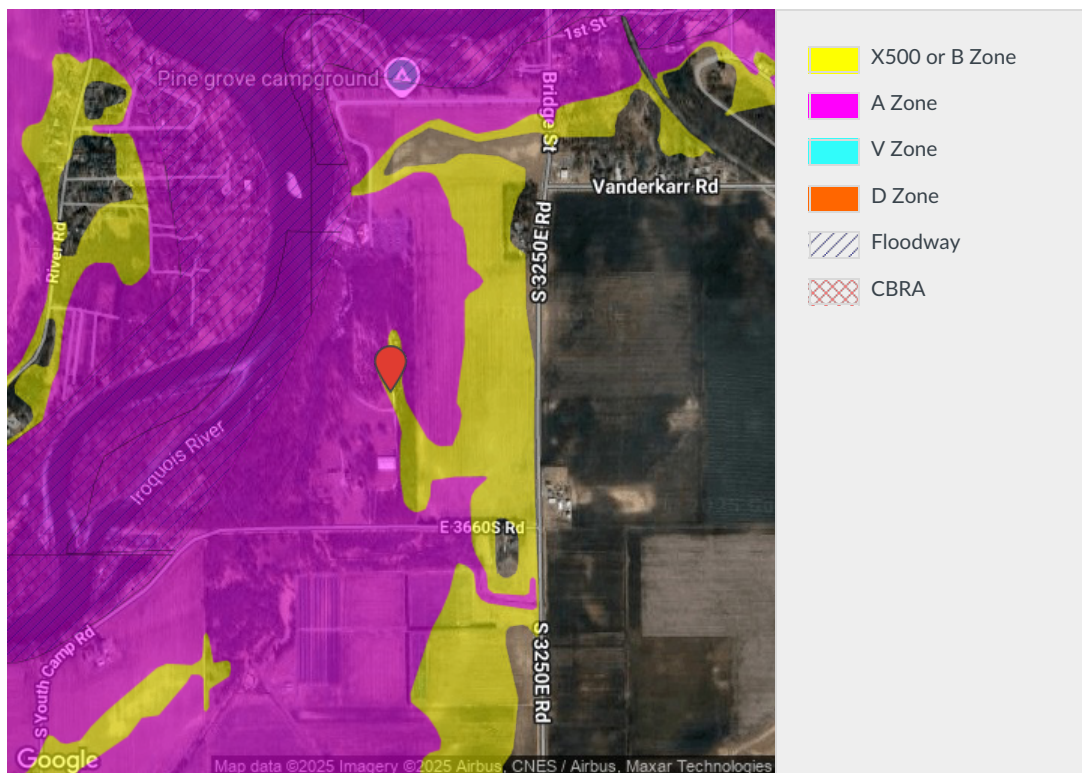
4112 S YOUTH CAMP RD SAINT ANNE, IL 60964-4308

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	170740	PANEL	0383E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0383E





Land
 Status: **PCHG**
 Area: **4500**
 Address: **4112 S Youth Camp Rd , St. Anne, IL 60964**
 Directions: **E Court St (IL-17). Turn right onto S Nelson Ave. Turn left onto E Maple St. Turn right onto S Bridge St (CR-3). Continue on S 3250E Rd (CR-3). Turn right onto E 4000S Rd.**

MLS #: **12445178**
 List Date: **08/22/2025**
 List Dt Rec: **08/22/2025**

List Price: **\$1,999,999**
 Orig List Price: **\$2,200,000**
 Sold Price:

Sold by:
 Closed:
 Off Market:
 Dimensions: **2811x325x2098x1953x2071x359x2064x363**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

Contract Date:
 Financing:
 Subdivision:
 Township: **Aroma**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **389/389**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **FOR SALE - ST. ANNE - RV CAMPGROUND/RV RENTAL SITE FOR SALE - WITH 48 RV LOTS AND OVER 66 ACRES ON RIVER FRONTAGE, THIS PROPERTY HAS AMAZING POTENTIAL! This property consists of two parcel of land totaling 66.9 acres with over a half mile of river frontage! The property is right where the Kankakee River and Iroquois River meet, with navigable water access! The 66.9 acres consists of wooded riverfront property and a full campgrounds area. The campground has 48 RV rental sites. It also has an outdoor bathroom building, picnic shelters, basketball courts, volleyball court, baseball field, office building, small storage buildings for equipment and a large 8000 square foot steel building. Utilities (electric, water, and sewer) are on the property and in place. This property has outstanding potential for a multitude of potential uses. It could be kept as a campground for profit or a perfect retreat location. Call today!**

School Data

Elementary: **(111)**
 Junior High: **(111)**
 High School: **(111)**

Assessments

Special Assessments: **Unknown**
 Special Service Area: **Included in Tax Bill**

Tax

Amount: **\$17,377**
 PIN: **12172330000100**
 Mult PINs: **(See Agent Remarks)**
 Tax Year: **2025**
 Tax Exmps:

Miscellaneous

Waterfront: **Yes**
 Water View: **Back of Property**
 Water Touches: **Easement Between Lot and Water**
 Water Body Name:
 Acreage: **66.9**
 Appx Land SF: **2914164**
 Front Footage: **2305**
 # Lots Avail:
 Farm: **No**
 Bldgs on Land?: **Yes**

Zoning Type: **Agriculture**
 Actual Zoning:

Laundry Features:

Lot Size: **25.0-99.99 Acres**
 Lot Size Source: **County Records**

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc: **River Front, Water View, Views, Waterfront Lot**

Land Desc: **Floodplain, Horses Allowed, Level, Wooded**

Land Amenities: **Children's Play Yard, Clubhouse**

Farms Type:

Bldg Improvements: **2 or More Barns, Complete Set of Bldgs, Garage/s, House and Out Bldgs, Pole Building, Boat Dock**

Current Use: **Recreational, Campground, Meeting Hall, RV Park**

Potential Use: **Recreational**

Location: **Riverfront, Water Front, Water View, Not in City Limits**

Known Liens: **None Known**

Ownership Type:

Frontage/Access: **County Road**

Driveway: **Gravel**

Road Surface: **Asphalt**

Rail Availability: **None**

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist:

Seller Needs:

Seller Will:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric to Site, Septic-Private, Well-Private**

General Info: **School Bus Service, Flood Zone**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Land/Development

Habitable Residence YN:

Flood Zone:

Section:

Range:

Principal Meridian #:

FSA Farm #:

FSA Crop Base:

Crop Share Lease YN:

Seller/Quiet Tenant Farm Right YN:

Corn Suitability Rating/Production Index:

Mineral Rights YN:

Broker Private Remarks: **Contact LA to schedule showings.** Multiple Parcels - Tax amount includes: **12172330000100/\$12,936, 12172240200300/\$4,441**

Does seller agree to display on VOW?: **Yes**

VOW AVM: **Yes**

Does seller agree to display online / Comments on IDX? : **Yes / Yes**

Listing Type: **Exclusive Right to Sell**

Addl. Sales Info.: **None**

Showing Inst: **Contact listing agent to schedule**

Owner: **OOR**

Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**

List Broker: **Buck Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**

Holds Earnest Money: **No**

Broker Notices:

Cont. to Show?:

Ph #:

Addr on Internet?: **Yes**

Lock Box: **None** (Located at **None**)

Expiration Date: **12/11/2026**

Broker Owned/Interest: **No**

