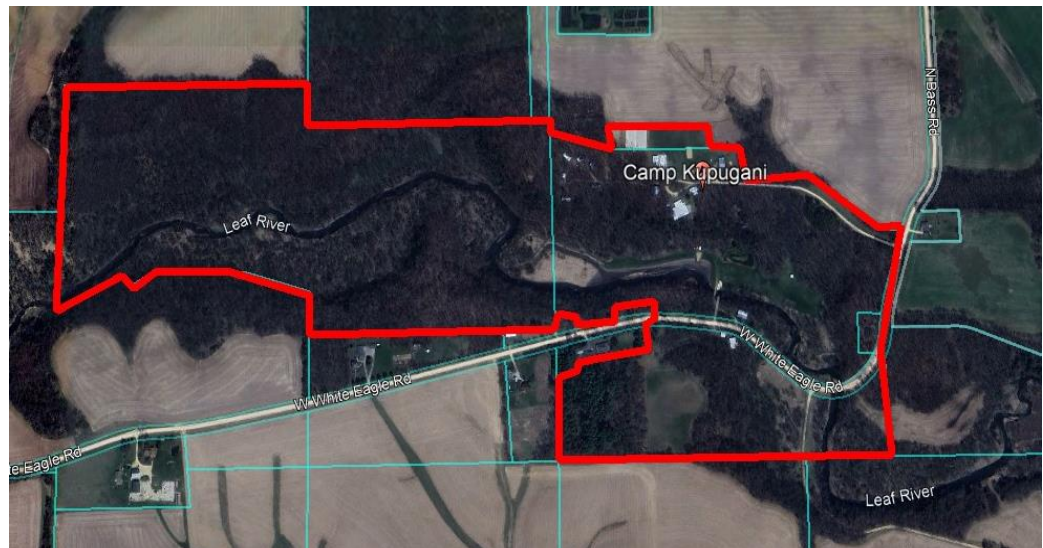


**Camp Kupugani**  
**+/- 125 Acre Summer Camp**

**FOR SALE**  
**Leaf River, IL**

**Unique Opportunity!**  
**Gorgeous Property with One of a Kind**  
**Natural Features and Exceptional**  
**Facilities!**



**Dan Flanagan, ALC**  
**Managing Broker**

Phone: 630-388-8522

Fax: 630-443-1239

[Dan@FlanaganLand.com](mailto:Dan@FlanaganLand.com)

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



# Camp Kupugani

## +/- 125 Acre Summer Camp

# FOR SALE

## Leaf River, IL

### Summary

**Location:** 6903 White Eagle Road, Leaf River, Ogle County, IL. Well-located approximately 20 miles west of Rockford, 12 miles south of Freeport, 90 miles west of Chicago, 60 miles south of Madison.

**Acres:** +/- 124.73 per assessor

**Utilities:** Well & septic on site. Electric on site.

**Wetland/  
Floodplain:** Some wetland and floodplain adjacent to Leaf River.

#### Tax & Parcel Info:

Parcel Number	Total Tax	Acres
03-21-300-010	\$11,153.64	41.73
03-20-400-001	\$441.72	64.5
03-21-300-011	\$9,295.00	17
03-21-300-014	\$0.00	1.5
	<b>\$ 20,890.36</b>	<b>124.73</b>

#### Topography/

**Natural Features:** Rolling to steep with > 100 ft elevation change and 85 ft limestone bluffs, transitioning to mostly level along the river. Approximately 1 mile of river frontage on both banks of Leaf River. Extensive (+/-acres) of mature timber including large stands of pine as well as walnut and other hardwoods.

**Terms:** Seller intends to continue to operate camp through the 2025 season but may have flexibility depending on the timing of offers.

**Zoning:** Ag-1

**Price:** \$1,700,000.  
Reasonable Offers Considered.

## Overview

Welcome to Camp Kupugani!

This unique property offers the opportunity to own a fully functional and operating camp with an exceptional location, great amenities, and unmatched natural features. The property can continue as an operating summer camp, or be converted to a commercial campground or RV park, hunting lodge or private hunting camp, resort style home development, family compound, banquet/weddings facility, religious facility or a wide range of other uses.

This beautiful +/- 125-acre property is located along the scenic Leaf River and contains approximately 60 acres in timber with walnut and pine, limestone bluffs, and approximately 18 existing structures all in good condition.

The Leaf River frontage allows for river walks, fishing, and great nature exploration. A seasonal dam creates a 5-acre lake for canoeing, swimming, water games and almost a mile of canoeing through the property. A waterfall created by the dam is another unique feature!

The property includes the following structures and amenities:

- Twelve cabins with three bath houses.
- Recreation hall with stage.
- Dining hall/main lodge with capacity for up to 200 people.
- Camp store.
- Newly-renovated swimming pool (30 x 60) with 1-meter diving board.
- Staff cabin and lounge with two rooms, dorm room with sleeping for 8, shared bath and lounge area with kitchenette.
- Regulation-size 100-yard by 60-yard soccer field.
- South Village building ideal for a group that has up to 24 participants who want to be self-contained.
- 1200-square foot Director's House.
- Newly-constructed sports courts for basketball, tennis and pickleball.
- Limestone bluffs for rock climbing.
- Sand volleyball court and mud volleyball court.

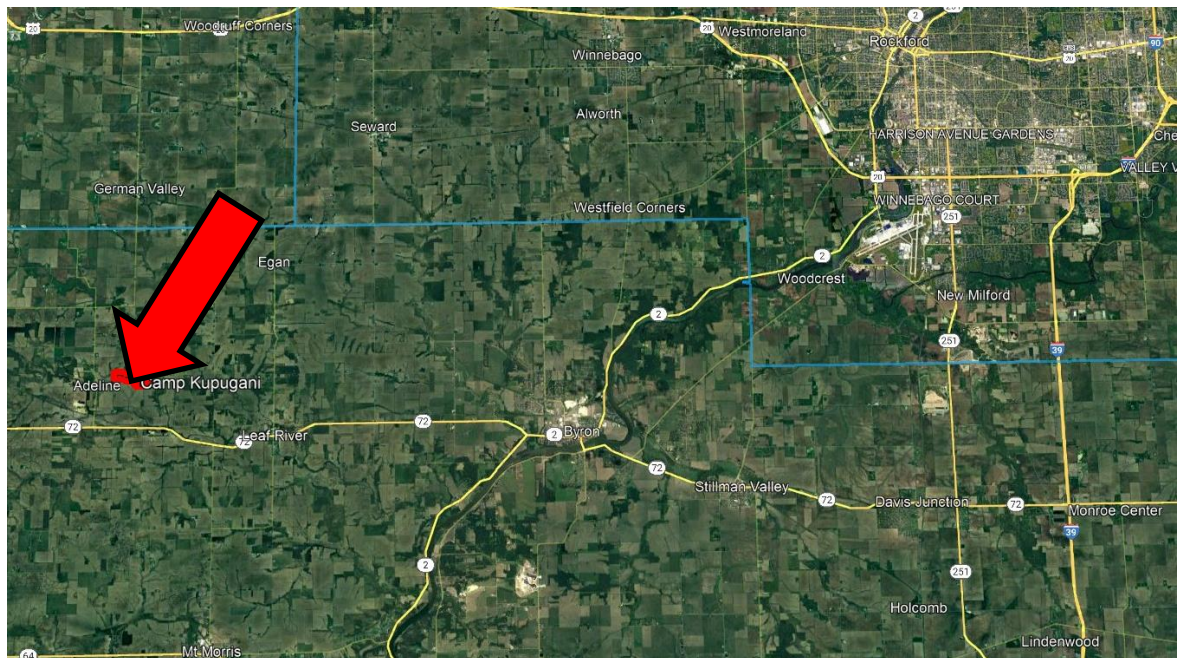
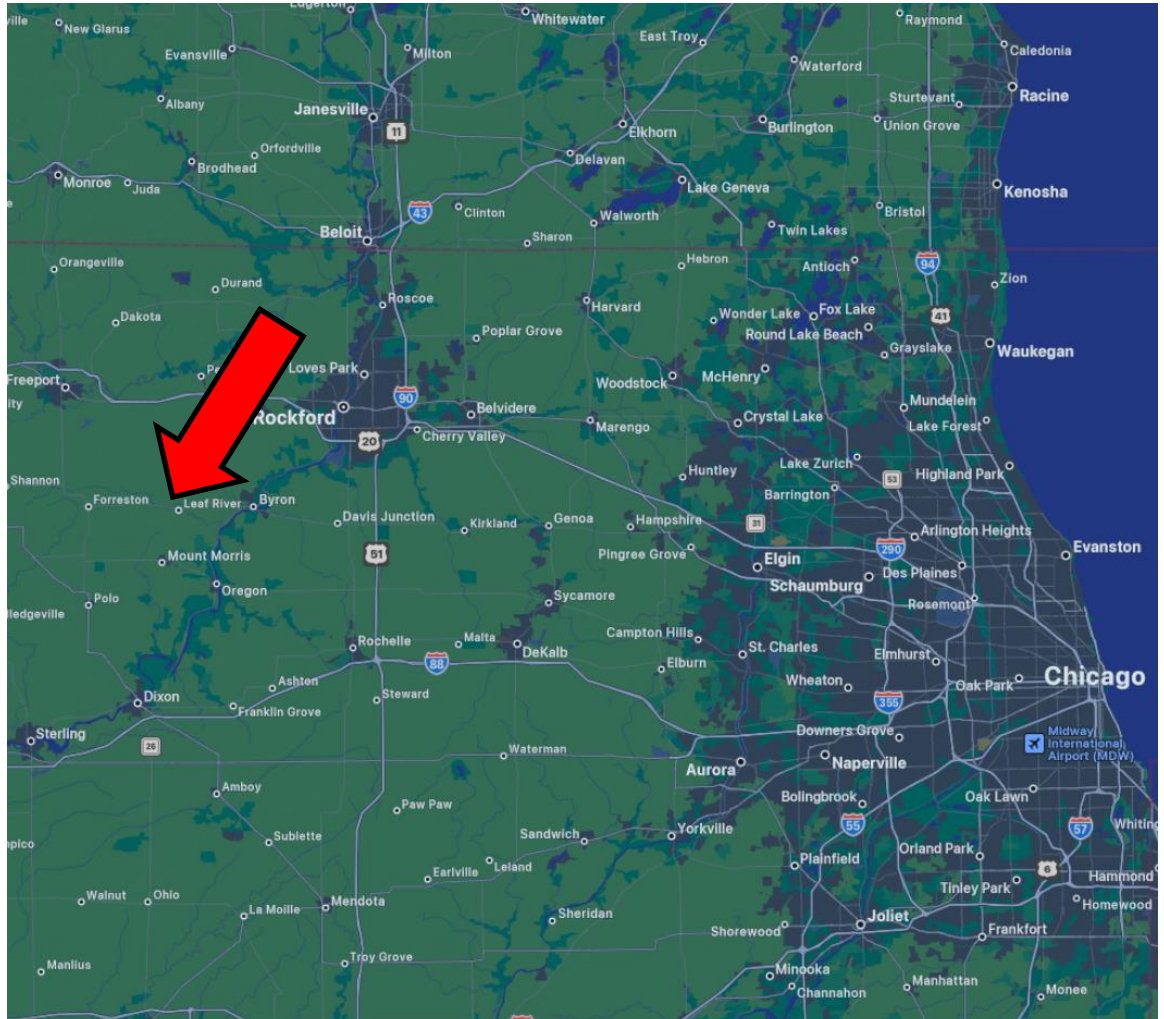
# Camp Kupugani

+/- 125 Acre Summer Camp

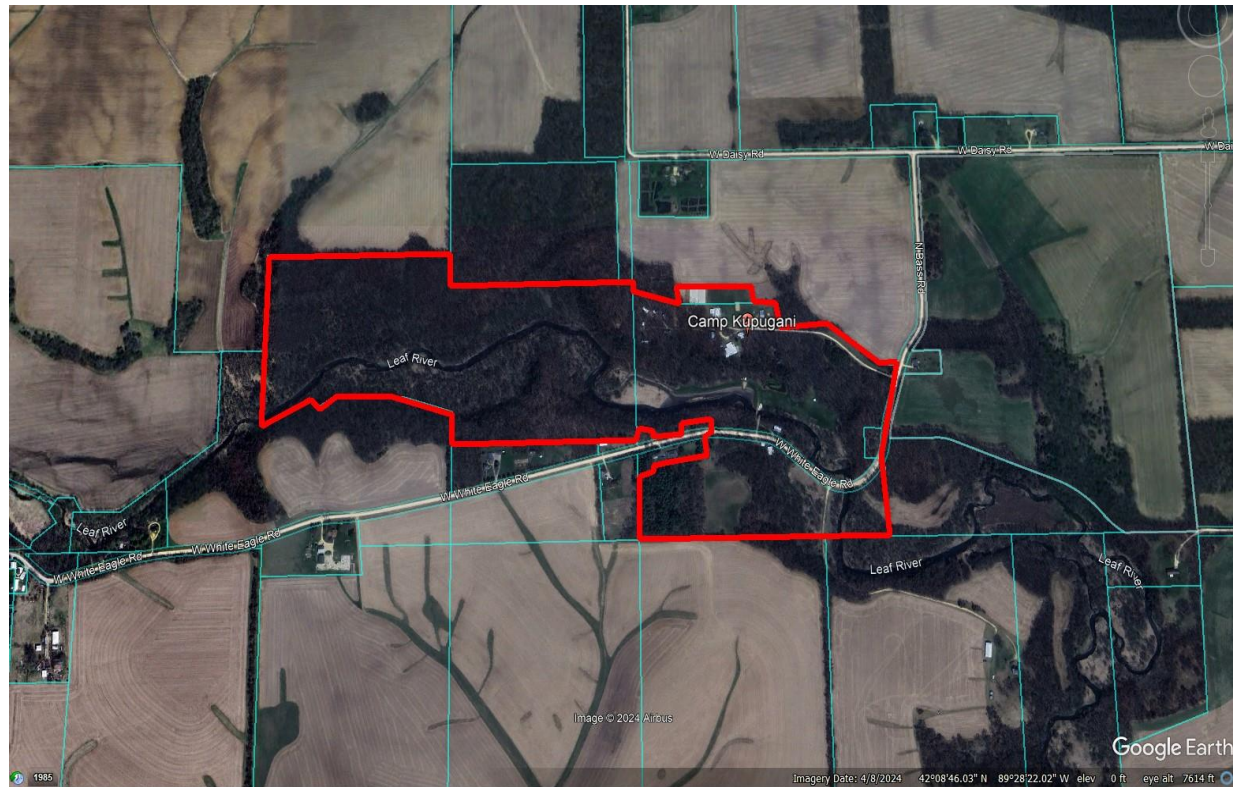
# FOR SALE

Leaf River, IL

## Property Location



## Aerial Photo



## Site Plan



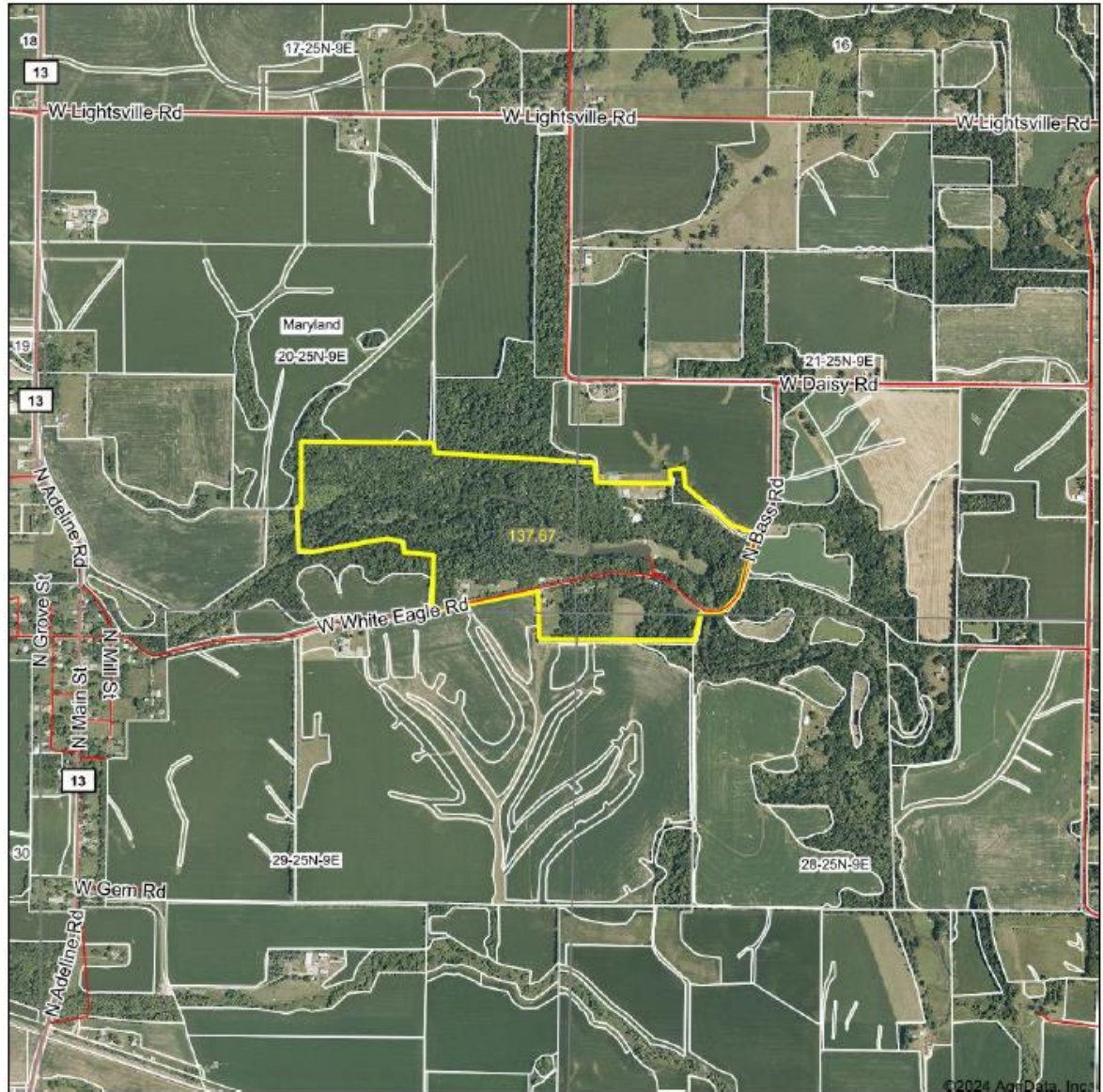
# Camp Kupugani

+/- 125 Acre Summer Camp

# FOR SALE

Leaf River, IL

Aerial Map



Boundary Center: 42° 8' 45.26, -89° 28' 26.27

0ft 1555ft 3110ft



**FLANAGAN REALTY**

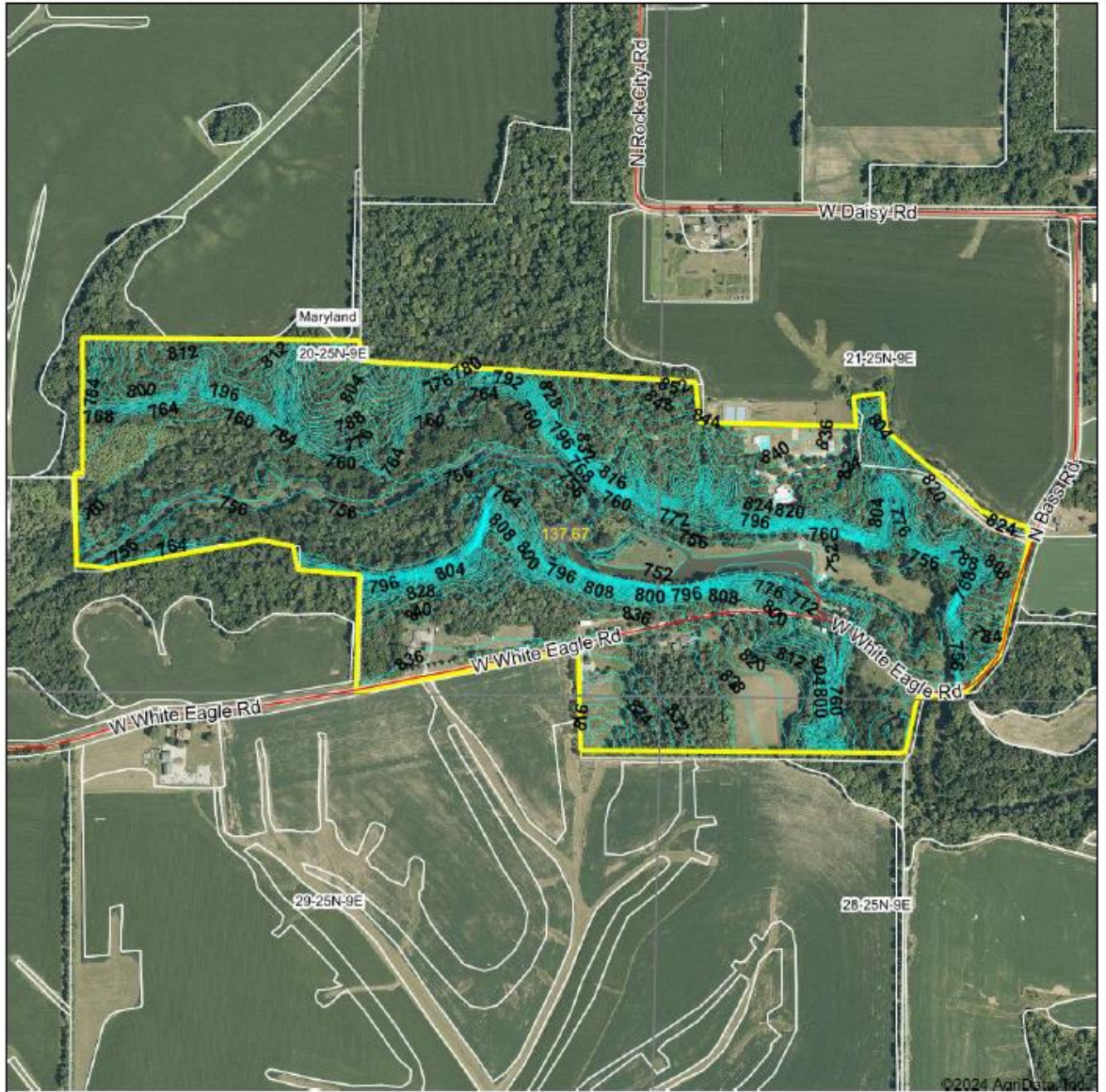
Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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**20-25N-9E**  
**Ogle County**  
**Illinois**

9/24/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



 <p>Maps Provided By</p>  <p>© AgriData, Inc. 2023    www.AgrIDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 4.0</p> <p>Min: 742.6</p> <p>Max: 855.6</p> <p>Range: 113.0</p> <p>Average: 790.9</p> <p>Standard Deviation: 33.43 ft</p>	<p>0ft                      743ft                      1486ft</p>  <p>9/24/2024</p> <p>20-25N-9E Ogle County Illinois</p> <p>Boundary Center: 42° 8' 45.26, -89° 28' 28.27</p>
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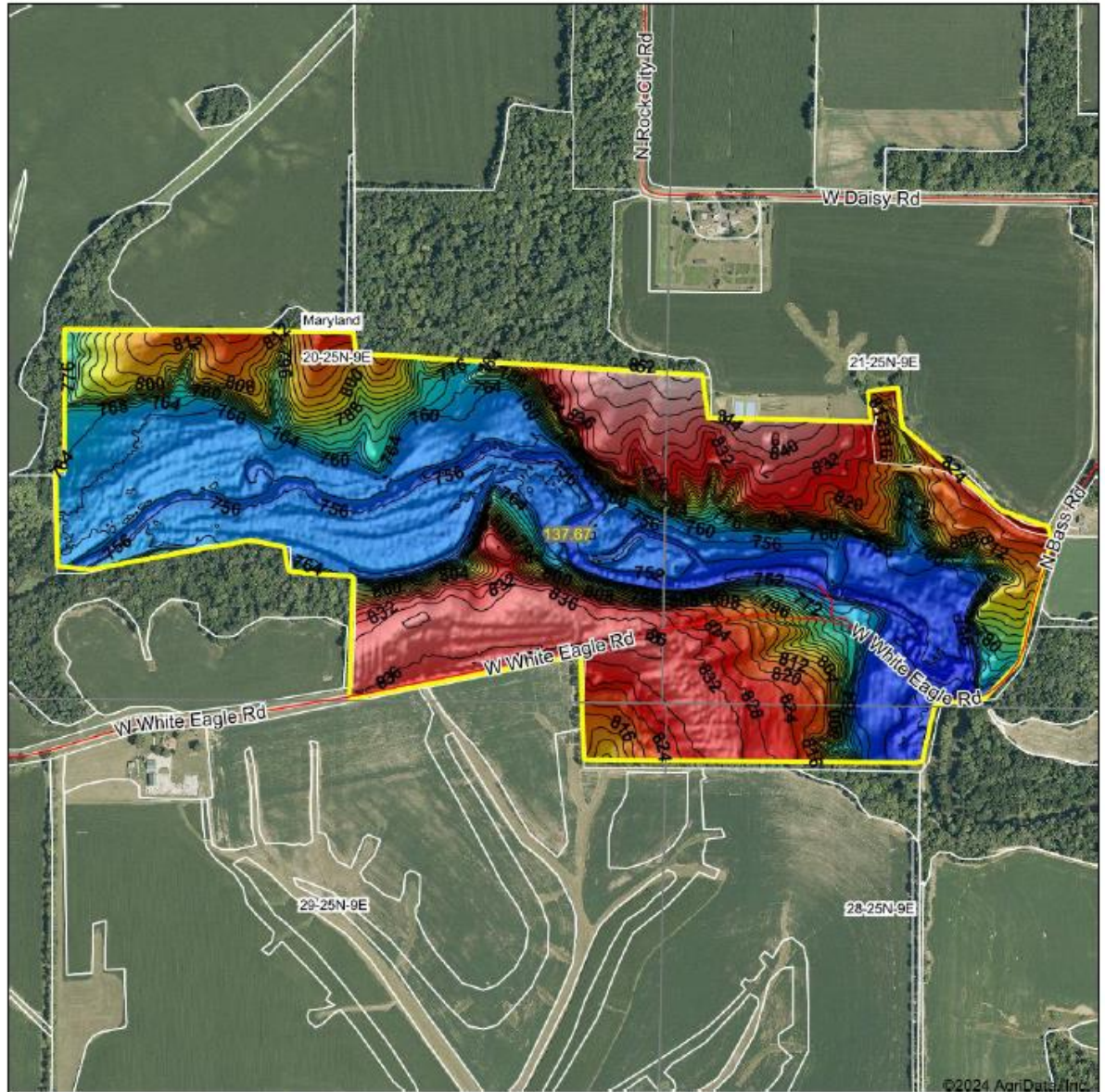


# Camp Kupugani

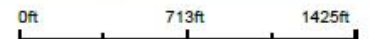
+/- 125 Acre Summer Camp

**FOR SALE**  
Leaf River, IL

Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 4  
Min: 742.6  
Max: 855.6  
Range: 113.0  
Average: 790.9  
Standard Deviation: 33.43 ft



FLANAGAN REALTY  
Maps Provided By  
**surety**  
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Field borders provided by Farm Service Agency as of 5/21/2008.



20-25N-9E  
Ogle County  
Illinois

Boundary Center: 42° 8' 45.26, -89° 28' 26.27

# ABOUT FLANAGAN REALTY, LLC

## Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.



Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



**ILLINOIS ASSOCIATION OF REALTORS  
NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate           Daniel  
Flanagan            
Name of Brokerage Company Flanagan Realty, LLC          

**NOTICE OF NO AGENCY RELATIONSHIP**

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS  
REQUIRED BY STATE LAW.**

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Print Customer's Name

\_\_\_\_\_  
Date