



Cabin on 7± Acres in Randolph County



7500 CAMP CREEK LANE, EVANSVILLE, IL 62217

PROPERTYPEDDLER.COM



Description: You have to check out these 7 acres of land near the Kaskaskia River. The property has a 1 bedroom, 1 bath, 644 square foot home finished in 2006 & a pole barn. Property has been used as a clubhouse/getaway for this family. The patio overlooks State of Illinois ground which is a cove along the Kaskaskia River. The 28 x 49 pole barn was built in 2018 and has a concrete floor, a 10-foot porch, & a separate meter from the home. The woods around the home and barn have been cleaned up to look like a park. The boat ramp to the river is not far. Red Bud School District.

PRICE: \$175,000

Legal Description: Part of Sec 12, T4S - R5W
Taxes: 2019 ~ \$1,250.10
Parcel(s): 14-029-001-00



Directions: North of Evansville off of Route 3 turn onto Scherle Lane then turn on Camp Creek Rd and follow signs.



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HOME FACT SHEET



Structures:

- House was finished in September, 2006
 - Great room 23 x 18
 - Bedroom 10 x 10
 - Bathroom is 6.8 x 6
- 50 x 28 Pole Barn with a 10 ft covered porch was finished in Summer 2018



Average Home Costs:

(utilities are dependent on usage)

- Evansville Fire Dues ~ \$50/yr - Due in Spring
- Ameren - Electric - Pole Barn ~ approx. \$13/mo
- Ameren - Electric - Home ~ approx. \$40-\$80/mo
- Flood Insurance ~ \$580/yr
- Trash ~ \$35/mo
- Septic Holding Tank: J& J septic ~ approx. \$230 to empty



Appliances

- HVAC ~ 2006
- Water Heater ~ 2017



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