

LISTING ID #5190



Listing Agent – Isaac Hoying
(937) 538-0456

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90 N. Main St. · Minster, OH 45865 · www.weigandtrealstate.com

SELLER: Cottonwood Lakes Campground, LLC
ADDRESS: 8549 Althoff Rd., Versailles, OH 45380
PARCEL SIZE: 25 acres
TAXES: \$6,687/year
REVENUE: Can be provided with Non-Disclosure Agreement

**CAMPGROUND
INCLUDES:**

- 123 Approved campsites
- 78 Seasonal Sites – all have metered electric and concrete pad
 - 38 Electric and Water Sites
 - 7 Primitive Sites
 - See attached map, rate sheet and Rules & Regulations
 - Includes 2,115 sq. ft. ranch house (see attached spec sheet)

Site includes 3 separate ponds, 12-acres of water. Swimming pond is treated includes a beach area, a Jon boat and floating pontoon that will remain. Has community restroom, shower house, with additional shower room for race and concert weekends. Three shelter houses with electric. One well house for campground. One office building located at campground entry, community room with heat and A/C, workshop area and storage area, 40' x 40' pole barn for additional storage, entertainment stage, basketball court, playground area, and horseshoe pits.

WATER: (1) well for campground and (1) well for house
SEWER: Septic (Class A operator license for septic system). Aeration pit is pumped out once a year in the spring and the trash trap is pumped out every 6 weeks by Mike's Sanitation.
ELECTRIC: Campground has (2) meter locations. See attached map for service details
PROPANE: Propane tanks are not owned. They are provided by supplier.
FUEL TANKS: Fuel tanks are not owned. Filled by Burke Petroleum
NOTES: Campground is located 10.3 miles Eldora Speedway, 8.1 miles from Country Concert at Hickory Hills. This campground is very well maintained and cared for. Campground septic system requires a Class A Operator's License, which will also cover operator of record for the well house.

BUYER/BROKER CO-OP – %

SELLING PRICE: \$1,299,000.00

ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS, AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.

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Cottonwood Lakes Campground List of Assets

Included with the Sale

Equipment/shop area

- Picnic tables/wood tables 151
- Honey wagon
- Fiberglass tables 10
- International 484 Tractor (moves campers)
- John Deere Garden Tractor 455 with Deck (vacuum leaves)
- Toro Pull behind leaf blower
- John Deere Manure Spreader (leaves)
- Trash Cans
- Fire pits
- Gazebo by house and furniture
- John Boat at beach
- Floating pontoon
- Playground equipment
- Porta John
- Trash pump (used to treat swimming pond)
- Refrigerator in office
- Snow cone machine in office
- Air compressor (Dewalt)
- Septic – Class A license – operator certificate
 - Good for 2 years
 - Need continuing education – 8 hours
 - Two people – 1 operator, 1 back up
- Aeration Pit – Mike’s sanitation pumps out once a year (spring)
- Trash Trap – Cleaned out every 6 weeks by Mike’s Sanitation
- Electric: Meter #2 – 3-phase, pumps
 - Meter #1 –
- Well – Operator of Record to submit records
 - Well in well house
- Office: Snow cone
Refrigerator
- Ohio Park & Camping License

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Party Room/Community Room

- TV
- Pool table
- Foosball table
- Standalone fan

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