



**5805 S. Lafayette Road**  
is being offered at

**\$799,000**

#### PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell 5805 S. Lafayette Road (the "Property") in Bartonville, IL.

This licensed campground is an operating RV Park & Campground sits on ~33 acres including two lakes (separated by a dam & annually stocked by Peoria County Farm Bureau. The Property includes a 5,000 SF event center with a full commercial kitchen & bar, 46 pads/sites (45 RV/Campers & 1 small Cabin). Sixteen (16) of the sites, including the Cabin, are vaulted for water for winter sites. There are currently 27 campers on site that are month-to-month at \$500/mo + electricity (30-50 amps). The Property also includes (1) a 1,600 SF log cabin home with a garage, bath/shower-house and laundry, (2) a 2,400 SF pole barn for equipment and storage, (3) a playground, and (4) a tent camping area.

The Property can continue to run as an RV park or be converted for other recreational activities such as a camp or club.

#### LISTING METRICS

**49**  
TOTAL UNITS

**10,136**  
BUILDING(S) SF

**\$23,716**  
PRICE PER ACRE

**33.69**  
LOT ACREAGE

**\$13,324**  
ANNUAL TAX 2023

**R-1**  
ZONING

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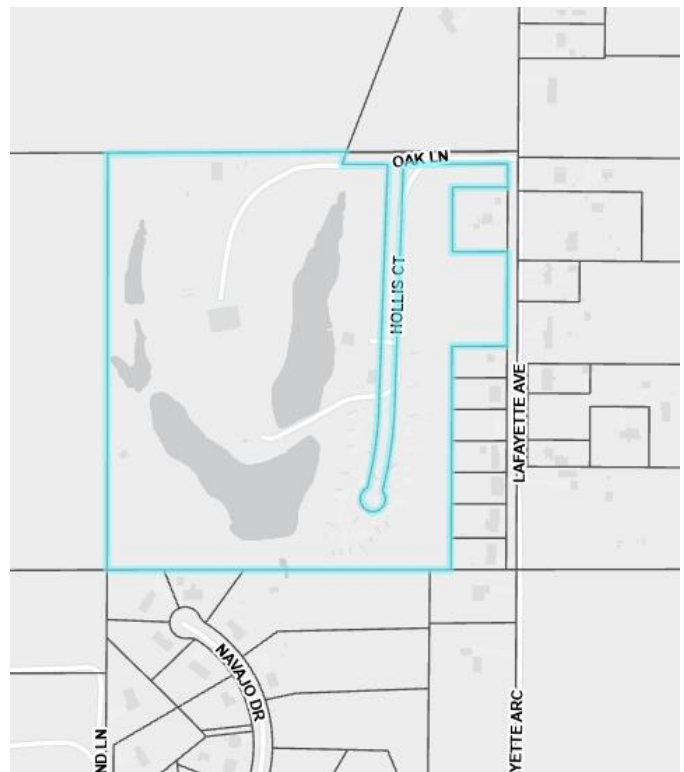




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## PROPERTY DESCRIPTION

ADDRESS:	5805 South Lafayette Road
CITY:	Bartonville
COUNTY/STATE:	Illinois, 61607
PARCEL ID:	2—02-176-015
GROSS BUILDING(S) SF:	10,136 SF
NUMBER OF BUILDINGS:	5
TOTAL UNITS:	49
COMM UNITS:	2
RV/CAMP/RESI UNITS:	47
LOT AREA:	33.69 Acres
ZONING:	R-1
ANNUAL TAX BILL (2023):	\$13,324
TAX CLASS:	351



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All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated  
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

**O'BRYAN AND BALL**  
COMMERCIAL REAL ESTATE  
**RE/MAX**  
COMMERCIAL  
TRADERS UNLIMITED



## EXTERIOR PHOTOS



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## EXTERIOR PHOTOS

LOG CABIN



RV/CAMPER PADS



SMALL CABIN



BATHROOMS



POLE BARN



EVENTS CENTER/BAR



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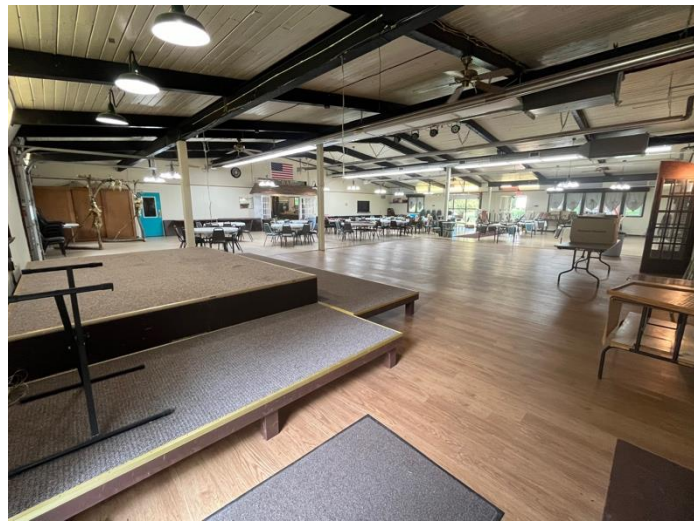
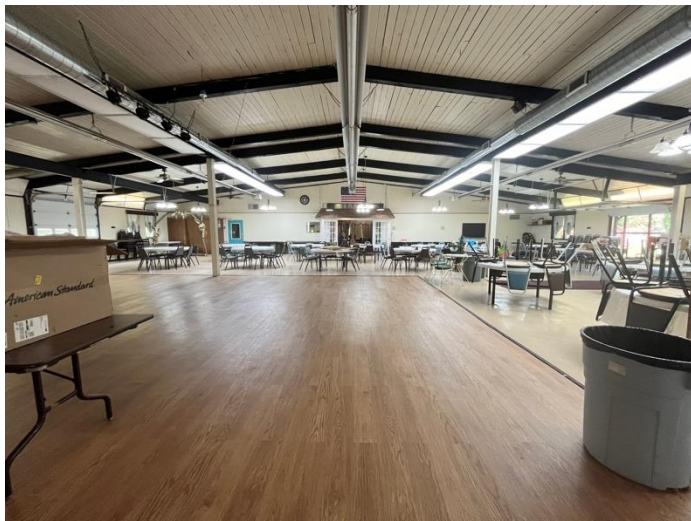
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## INTERIOR PHOTOS – Event Center



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## INTERIOR PHOTOS – Cabin, Barn, Bathrooms, Laundry



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**O'BRYAN AND BALL**  
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