

LISTING ID #4055



**Listing Agent – Todd Weigandt
(937) 538-0156**

REAL ESTATE LTD.

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

SELLER: Stillwater Beach Campground
Philip Reck, Gretchen Reck et al

ADDRESS: 8408 Versailles Southeastern Rd., Bradford, OH 45308

PARCEL SIZE: 38.211 Acres

TAXES: \$7,028.54/year

REVENUE: \$311,532.00 – 2019
\$368,645.00 – 2020
\$414,399.00 – 2021

**CAMPGROUND
INCLUDES:**

- (22) Monthly Campsites @ \$450.00 ea. per month
- (110) Seasonal Campsites @ \$2,000.00 ea. per year (includes electric and sewer)
- (39) Seasonal Campsites @ \$1,300.00 ea. per year (without sewer)
- (2) Cabins @ \$400.00 per month
- (3) Houses @ \$400.00, \$450.00, and \$475.00 per month
- (23) Nightly campsites at \$42.00 ea. per day

Site includes 4-acre stocked pond and in-ground swimming pool.

Camp store/beach house was removed the fall of 2022 due to fire damage. A \$305,000.00 settlement check from the insurance company has been paid. Seller will give the money to Buyer at closing or Seller will rebuild the camp store with settlement funds.

NOTES: Stillwater Beach Campground is located in Darke County adjacent to the Stillwater River. This well-established campground has been in existence for many years and under the current family ownership for the past 25 years. Under normal circumstances, this campground is full every weekend during the camping season of April 1st through November 1st with multiple rental units occupied 12 months per year. There is room to expand additional campsites on the current site. Sellers plan to retire.

BUYER/BROKER Co-Op: 1.6%

SELLING PRICE: \$2,000,000.00

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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Stillwater Beach Campground
List of Assets
June 8, 2022

200 electrical pedestals	2 cottages
200 water hookups	Shower house/laundry room
200 picnic tables	3 washers
200 fire rings	2 dryers
Pumper truck	7 paddle boats
2 golf carts	2 splash boats
1 commercial mower	12 life jackets
1 RV-D11	Decks and wood awnings
Concert stage	Ice maker
2 pools, pump house, shelter	5 rental mobile homes
3 wooden shelters	1000 gallon propane tank
2 houses	Wood barn

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