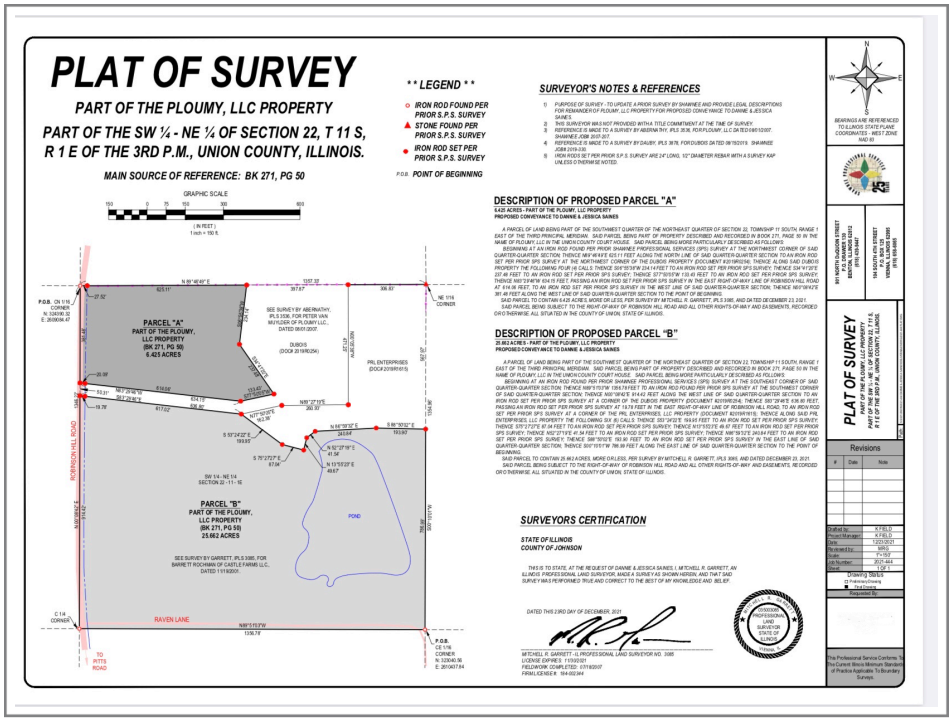
SALES PROSPECTUS

WINE TRAIL PROPERTY



890 ROBINSON HILL ROAD, MAKANDA, IL, 62958

This document reflects the history/sale of a property in Makanda, Southern Illinois.
This document offers potential buyers the prospect of owning real estate that will serve either as a homestead and/or a lodging business in a desirable location or as a lucrative long term investment.

This document is intended only to provide an initial summary of the real estate and may be subject to change at any time.

No assurance or guarantees are given regarding the performance of this real estate.

PART 1 - FOREWORD FROM THE OWNER

Dear Prospective Buyer,

My name is Peter van Muylder and I am the owner, and have been the managing director and founder of Back2Basics, a lodging facility on this beautiful property.

This green resort has always been a work in progress and I designed this lush habitat to appeal to those who enjoy peace and tranquility, and those who have a desire to learn new, and almost forgotten, ways to improve life by getting back to the basics.

I would like for my vision to continue, but I understand that this property would also make an excellent hunter's experience, a winery, an orchard… you name it!

So what is it that makes this property a bargain? The smallest undeveloped parcel (Parcel A) comprises 6.425 acres and features 300 feet of direct frontage on Robinson Hill Rd. There are no structures on Parcel A, but power and water does run along the road frontage so it's ready for your development. It's ready for anything, in fact, because there are no restrictions here in Union County.

Parcel B comprises 25.662 acres of developed land with 3 A-frame cabins. This property, as a whole, doesn't just make a nice, large income producing rental business with a huge air-b&b potential, but it also makes it an excellent investment for a buyer interested in developing it more. As a farmer neighbor of mine said: "You can't print more land!”

Need more information? I can answer all of your questions!

Thank you,

Peter van Muylder

PART 2 - REAL ESTATE SUMMARY

CABINS 1 & 2

This waterfront resort encompasses 32 acres of land and is nestled in its own valley. It consists of three 866 Sq Ft A-frame cabins, a small barn/shop and two ponds (3.5 and 0.5 acres).
Approx.5 acres are wooded and bordered on three sides by the Shawnee National Forest and on the fourth by an organic vineyard.

This property sits literally ensconced in nature.
Wildlife is abundant and includes deer, coyote, bobcat, fox and many bird species.

This haven of charm and natural beauty is nestled in the Shawnee Hills in Southern Illinois.

All 3 cabins overlook a 3.5 acre pond and each accommodates four to six people comfortably.

Each A-frame provides peaceful seclusion and all comforts.

All 3 cabins have 1 private bedroom located on the ground floor, additional space for sleeping in the loft and a dining area, fully equipped kitchen with dishwasher and a private bath- room.

Cabins 1 and 2 have decks. Cabin 2 has a new deck. (2019)

The 2 ponds are stocked with bluegill, red ear sunfish, channel cat- fish, and largemouth bass by the Illinois Department of Natural Resources in 2007 and also in 2008. Since then, these ponds have been fished only rarely, making it exceptionally easy to catch your dinner.

Ooh, btw… on a cold winter night with a full moon, it's also wonderful to skate on the pond!

PART 3 - HISTORY

TIME FRAME

- 12/2005: Property purchased
- 3/2006: Start of the construction of all 3 cabins
- 4/2006: made roads, brought in electric
- 8/2006 : widened an existing pond and dug the 3.5 acre pond
- 10/2006: opened for business as a lodging facility
- 2007: Stocked both ponds with fish
- 2008-2009: Further stocked ponds
- 12/2011: End of the lodging activities
- 2018-2019: Renovations of all 3 cabins (Lots 1,2 and 3)
- 2020: Construction of a Wood Fired Oven + Wood shed by the terrrrace> If you want to see that oven in action, Click the link: https://www.uylenspiegelcreations.com/video-makanda

PART 4 - LOCATION

SOUTHERN ILLINOIS IS HOME TO 5 OVERLAPPING ECOSYSTEMS IT HOSTS FAUNA AND FLORA THAT ARE SOME OF THE FURTHEST SOUTHERN EXTENT OF NORTHERN PLANTS, THE FURTHEST NORTHERN EXTENT OF SOUTHERN PLANTS, THE FURTHEST WESTERN EXTENT OF APPALACHIAN PLANTS,THE HOME TO MANY GREAT PLAINS PLANTS, AND ALSO HOME TO PLANTS NATIVE TO TEXAS AND OKLAHOMA

Plant life is extremely diverse and ranges from sun-loving species to those that grow in dense shade.

More nature pictures, all taken on this property can be viewed here: https://uc-creations.myportfolio.com/portfolio-nature-copy

PART 4 - LOCATION

In case you are not familiar with Makanda: you are approximately 12 miles South of the university city of Carbondale, 45 miles from Paducah, KY, 365 miles from Chicago, IL, 200 miles from Memphis & Nashville TN, 130 miles from St. Louis, MO. Major shopping malls are 30-50 minutes away and the closest small town (Goreville) is convenient and is only 8 miles from here.

I-57 is just 2 miles away and Carbondale, the home of Southern Illinois University (SIU) as well as a symphony, art galleries, theatre, and a train station is a 25 minutes commute from here.
Other cities like Marion, Goreville and Anna are closer, with a full range of shopping options.

All of this is facilitated by the prime feature of the region: the Shawnee National Forest. This approximately 280,000 acre bundle of federally managed lands is home to wide arrays of wildlife and plants.

More than 500 wildlife species can be found within the forest, including 48 mammals, 237 birds, 52 reptiles, 57 amphibians, and 109 species of fish.
As for hunting, the property directly adjoins
± 6000 contiguous acres of the Shawnee National Forest, with more national forest land across the road.

PART 5 - ATTRACTIONS/ACTIVITIES

In addition to the Shawnee National Forest, Makanda itself is also host to Giant City State Park.

Besides the close proximity to wineries, the property is less than a mile away from Panther Den, a 1,195-acre parcel of land listed as a wilder- ness area .

This spot is very well known by Midwest backpackers and wildlife lovers.

PARADISE FOR MANY…

Not to mention that the forest is also a Mecca for the hardcore mountain bikers and bird watchers! Interested in equine sports?

Perhaps you would enjoy exploring the well-marked and groomed trails on horseback.

Or experience nature from a new angle, from a zip line if you are looking for an adrenaline rush!

The Shawnee Bluffs Canopy Tour with 9 zip lines and tree based suspension bridges is located right across the road, within 1000 feet from our gate!

The Shawnee Canopy Tour is a huge tourist attraction and the property described in this prospectus has been the closest multi-family facility in a 10 miles radius from them!

PART 6 - NEARBY ATTRACTIONS/ACTIVITIES

Southern Illinois has been making itself into wine country with the Shawnee Hills Wine Trail, Illinois' first and most award-winning trail.

The trail was started in 1995 and encompasses most of the wineries in the Shawnee Hills American Viticulture Area (AVA).

This AVA designation means that this area produces unique wines with- in its 12 wineries through 55 vineyards.

This property is located on the eastern loop of the wine trail and Blue Sky Vineyards, the most popular winery is just five minutes from here!

Another 2 wineries: Starview and Feather Hills are within a 10 minutes drive of this property.

PART 7 - LEGAL

- Current Address : 890 Robinson Hill Rd., Makanda IL 62958 (units 1,2,&3)
- Current Use: Residential living + Farm
- Year Built: 2006
- Renovations & Upgrades in 2018-2019-2020-2021-...

CABINS CONFIGURATION

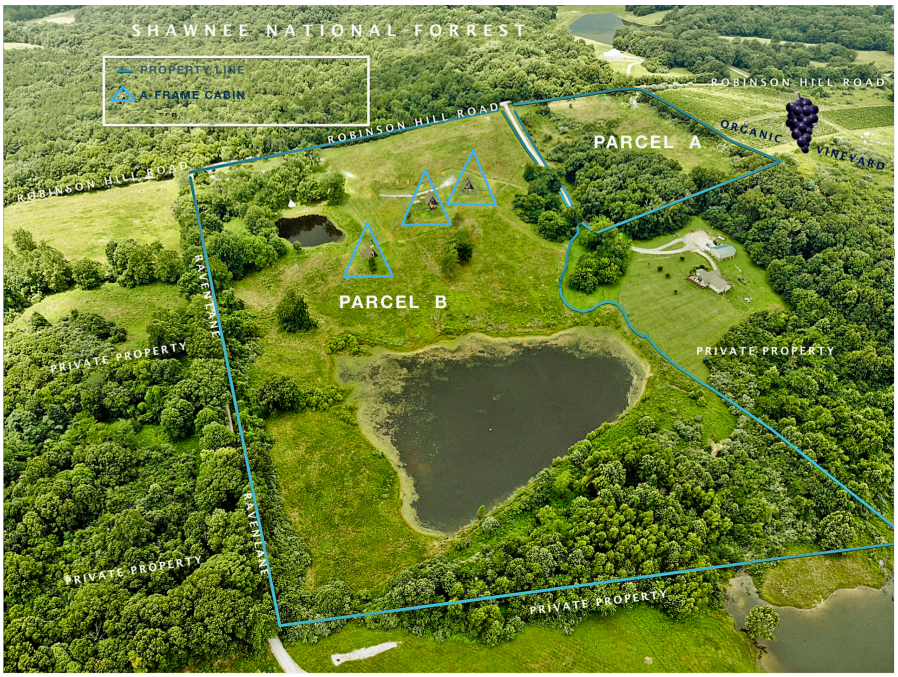
- Current Use: Land and 1 cabin occupied by the owner
- Cabin Height: 27' 8"
- Cabin SQ Footage indoor space: 672 Sq.Ft on the ground floor, 194 Sq.Ft in the loft.
- Cabin Ceiling Heights: N/A: A-Framed
- Levels: 1.5
- Basement : crawl space
- Configuration: 2 Bedroom, 1 Bath, Dining, an open living room plus a huge

- Water Utilities: Lick Creek Public Water District
- Closed well pumping water into an 850 gallon water storage tank
- Electric Hot Water Heater (40 gallon)
- Heating and Cooling: Conventional electrical
- 2 installed smoke carbon monoxide detectors per cabin
- Roof: asphalt roof shingles
- Exterior siding: N/A: A-Frame
- Parking: gravel - Road Type: gravel
- Number of car stalls: 2 to 3
- Community campground with recreational terrace (outdoors)

WORKSHOP (SMALL BARN)

Small barn/shop (36’ x 12’) serves as a maintenance shop/storage facility for outdoor equipment (mowers, etc.)

PART 8 - PRICE



ASKING PRICE FOR THIS PROPERTY (PARCEL A + PARCEL B) = $ 445,000

View this property online here:
https://www.uylenspiegelcreations.com/wine-trail-property

CONTACT INFORMATION

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