



**\$319,000**

## **2 CAMP THIRSTY LANE, SIMPSON, IL, 62985**

<https://rhoadesrealtors.com>

Welcome to Camp Thirsty, a one-of-a-kind getaway property currently operating as a vacation rental in the heart of Southern Illinois' outdoor recreation region. This is a TURN-KEY opportunity. Located just minutes from Route 145 and Interstate 24, this property offers easy access to the Shawnee National Forest, horse trails, hiking, hunting, and endless outdoor adventure. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1528 sq ft

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## **Rooms**



| Room type        | Area | Level | Length | Width |
|------------------|------|-------|--------|-------|
| Main Level       | 1528 |       |        |       |
| Upper Level      |      |       |        |       |
| Lower Level      |      |       |        |       |
| Basement         |      |       |        |       |
| Additional Level |      |       |        |       |
| Bedroom 1        |      | Main  | 10.7   | 11.8  |
| Bedroom 2        |      | Main  | 9.1    | 7.8   |
| Bedroom 3        |      | Main  | 7.11   | 10.6  |
| Living Room      |      | Main  | 14.1   | 12.9  |
| Kitchen          |      | Main  | 15.2   | 12.9  |
| Laundry          |      | Main  | 5      | 7.4   |
| Additional Room  |      | Main  | 23.4   | 23.3  |

Third Floor

## Building Details



**ArchitecturalStyle:** Ranch

**Heating:** Electric, Propane, Electric Water Heater, Wall Unit(s), Window Unit(s)

**Exterior material:** Frame, Vinyl Siding, Wood Siding

**Parking:** Gravel

**NewConstructionYN:** No

**Basement:** None

**Roof:** Metal

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Blinds

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hot Tub, Pole Barn

**Features:** Bar, Ceiling Fan(s), Wet Bar

