# **COURT ORDERED SALE**

**N** Commercial

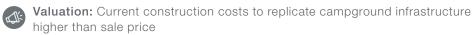
FORMER POTTERS HAND CAMPGROUND



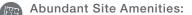
## CAMP SITE FEATURES



**Recently constructed:** Primary administrative and ancillary buildings built in 2016



**Location:** Situated in the picturesque Valleyview area, steps away from the Little Smoky River and Riverside Golf Course



- Camp sites are 30'Wx75'L
- Winter camping and site services available
- 45 sites equipped with full power/water/sewer services backing forested area
- 15 sites offer pull through entry
- On site amenities include beach volleyvall court, horse shoe pits and much more



## VINCE CAPUTO

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## FORMER POTTERS HAND CAMPGROUND



69267 RR 220 | M.D. OF GREENVIEW NO. 16, AB

## ADDITIONAL INFORMATION

#### PROPERTY INFORMATION

**ADDRESS** 69267 Range Road 220,

MD of Greenview No. 16, AB

ZONING M - Industrial District

PROPERTY TAXES \$4.599.07 (2022)

SALE PRICE \$630,000 REDUCED \$530,000

#### ADMINISTRATIVE BUILDING INFORMATION

SIZE 1,248 sq.ft.±

One storey standalone building

Wood frame CONSTRUCTION

YEAR BUILT 2016

LEGAL Plan 1525224, Block 1, Lot 2

**DESCRIPTION** 

#### **ANCILLARY BUILDINGS**

- Two 10' x 16' Men's & Women's Bathrooms & Storage Shed Buildings:
- Built: circa 2016.
- Construction: Wood frame construction buildings

#### SITE FEATURES

LAND SIZE 11.90 acres SERVICES

Private drilled water well, two septic holding tanks and public utility provided electricity and natural gas (TBC by Purchaser)

**ADDITIONAL** SITE AMENITIES

- Fully landscaped sites
- Well compacted asphalt millings and gravel-surfaced roadways
- 60 RV stalls each have a 20/30-amp electrical hookup and firepit
  - 15x: full season fully serviced sites with electrical, sewer and heat-taped water line hookups
  - 30x: 3-season-capable fully serviced sites with electrical and standard sewer/water line hookups
  - 15x: Sites with power hookups only
- Tenting areas with firepit
- Four horseshoe pits

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- Beach volleyball court
- Coin operated showers and flush toilets









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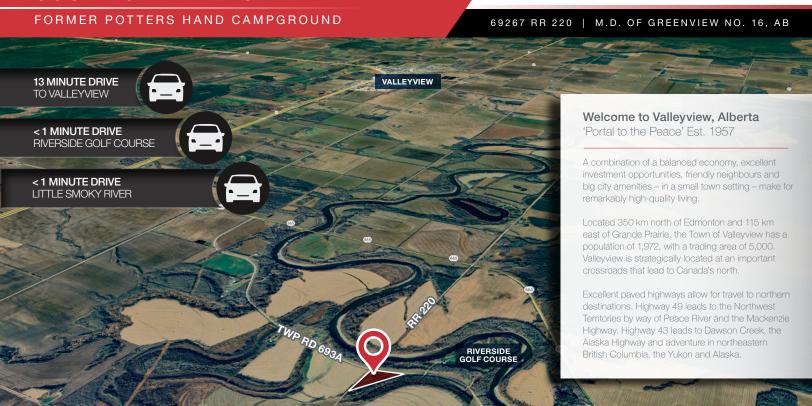
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