



Four Seasons Campground and Resort on Sprague Lake



Features and Assets

- ◇ House—3852 Sq Ft
- ◇ Shop—36' X 50' Pole Building
- ◇ **57 Acres**—9 Acres Developed, **48** Acres Undeveloped Land
- ◇ **4 Mobile Home Rentals**
- ◇ **Store**—Restrooms, Showers, A/C
- ◇ **Electrical—30 AMP & 50 AMP RV's, Shop -200AMP**
- ◇ **4 Septic Tanks** (RV's, Cabins, Store, House)



- ◇ **Swimming Pool**
- ◇ **Boat Launch**
- ◇ Gated Entry
- ◇ Storage Shed
- ◇ Wood Shed
- ◇ Dock Shed
- ◇ Basketball Court (4" Thick)
- ◇ **Water Well** 210' Deep, 20 Gal/Minute
- ◇ **300 Gallon Gas Tank**
- ◇ **38 RV Hook-Up Spots**—36 with 30 AMPS, 2 with 20 AMPS, 8 with 50 AMPS—29 RV Spots with Sewer and All Include Water
- ◇ Special Hook-Ups for Overflow (power and water)
- ◇ **10 Boats** Included 3—12' Livingston, 2—15' Jon, 1-10' Livingston style, 4- 15' Aluminum
- ◇ **6 Outboard Motors**, 5— 6 HP Johnson, 1— 9.5 Evinrude
- ◇ Life Jackets, Cushions, Cars
- ◇ **400' of Docks**



- ◇ Picnic Tables
- ◇ Portable Fire Pits
- ◇ BBQ's
- ◇ **John Deere 4**

Wheel Steer Riding Mower

- ◇ Water Hoses and Sprinklers
- ◇ Weed and Grass Chemicals
- ◇ Electrical and Plumbing Parts
- ◇ Weed Eater, Push Lawn Mower, Leaf Blower and Utility Trailer
- ◇ Resort Road Signs
- ◇ More Options Available

The Ultimate Private Retreat

