

Time for Paws Cabins
798 Karbers Ridge Road
Elizabethtown, IL 62931

\$1,800,000
88± Acres
Hardin County



Time for Paws Cabins
Elizabethtown, IL / Hardin County

SUMMARY

Address

798 Karbers Ridge Road

City, State Zip

Elizabethtown, IL 62931

County

Hardin County

Type

Recreational Land, Hunting Land, Residential Property, Business Opportunity

Latitude / Longitude

37.596101 / -88.278213

Taxes (Annually)

12378

Dwelling Square Feet

1754

Bedrooms / Bathrooms

2 / 1.5

Acreage

88

Price

\$1,800,000

Property Website

<https://livingthedreamland.com/property/time-for-paws-cabins-hardin-illinois/104743/>



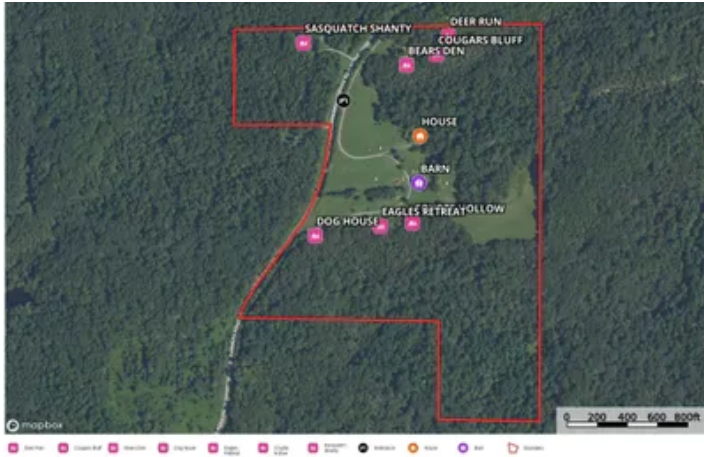
Time for Paws Cabins Elizabethtown, IL / Hardin County

PROPERTY DESCRIPTION

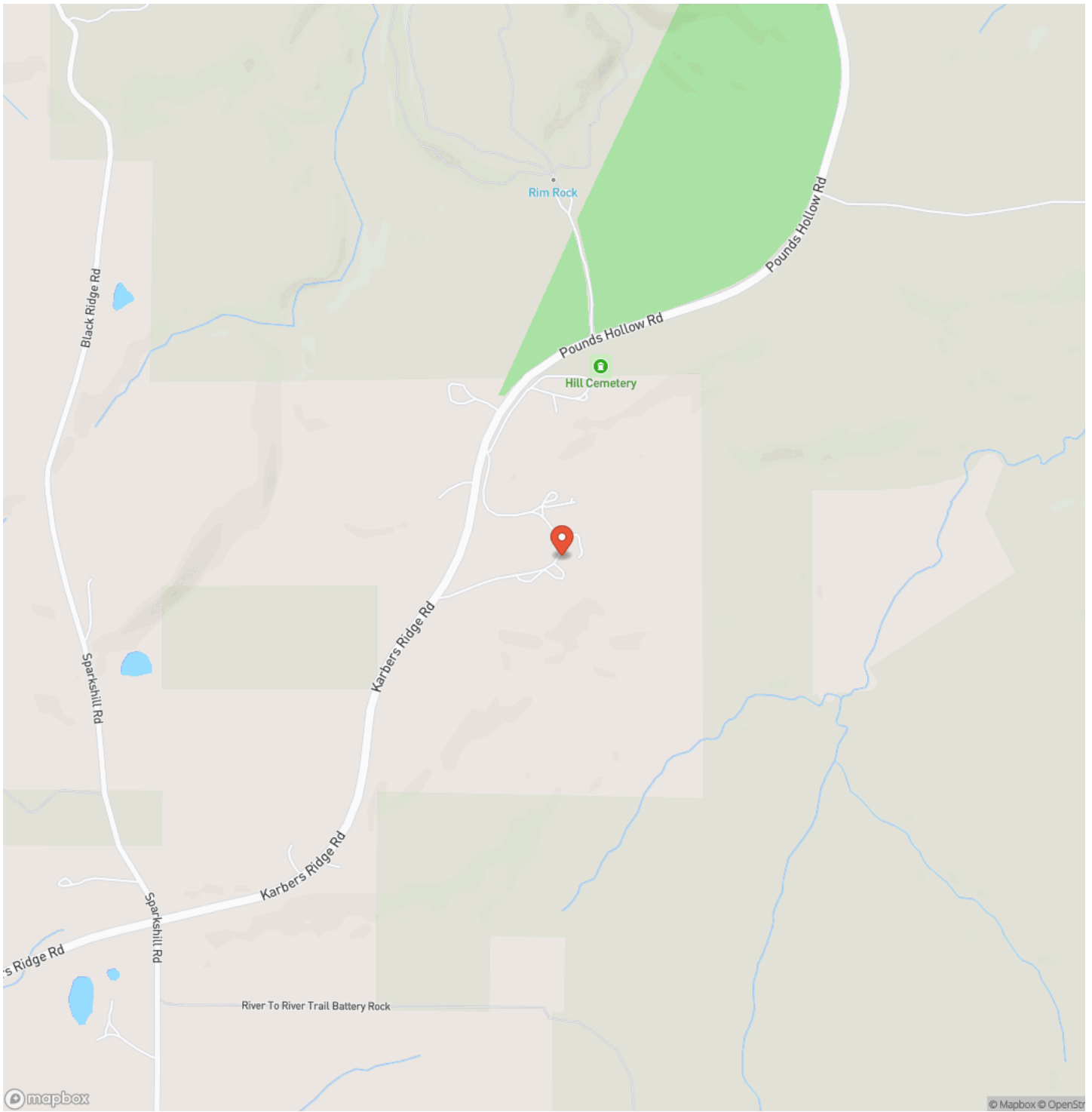
This is a rare opportunity to own a turnkey short-term rental and event property set on 88 acres in the heart of Southern Illinois' outdoor recreation corridor. Located within the Shawnee National Forest and adjoining it on three sides, this property offers unmatched access, privacy, and natural beauty. The property features a lodge-style home with exposed beams and tall vaulted ceilings, creating a warm and inviting space that fits perfectly with the surrounding landscape. An 80x70 pole barn has been partially finished for commercial use, including a full commercial kitchen, two bathrooms, and a large lounge and recreation area-ideal for hosting events, group gatherings, or expanding business operations. There are seven individual rental units currently in operation, generating consistent income with nightly rates ranging from \$126 to \$260 and an average nightly rate of approximately \$183. The layout allows for flexibility in accommodating weekend travelers, outdoor enthusiasts, and larger group bookings. The location is a major draw. Surrounded by the Shawnee National Forest, the property provides direct access to miles of trails and is well suited for a horse camp, hiking basecamp, or destination retreat. Nearby attractions include Rim Rock Trail, Garden of the Gods, Pounds Hollow Lake, and Cave-In-Rock State Park, along with scenic springs, waterfalls, and endless opportunities for hunting, fishing, and hiking. This property combines strong income potential, functional improvements, and a premier location into a unique investment opportunity in one of the most sought-after outdoor regions in the Midwest.



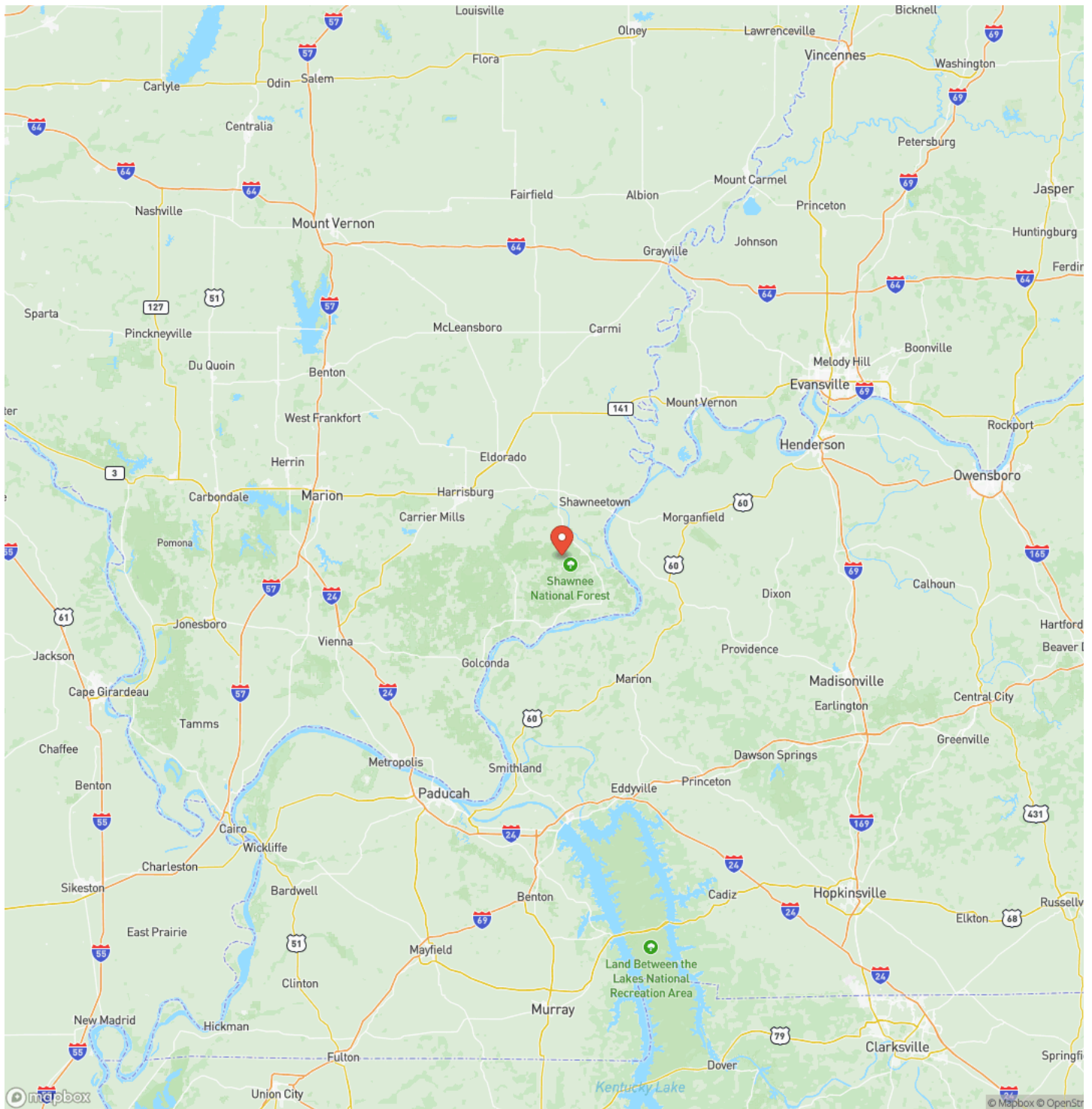
Time for Paws Cabins
Elizabethtown, IL / Hardin County



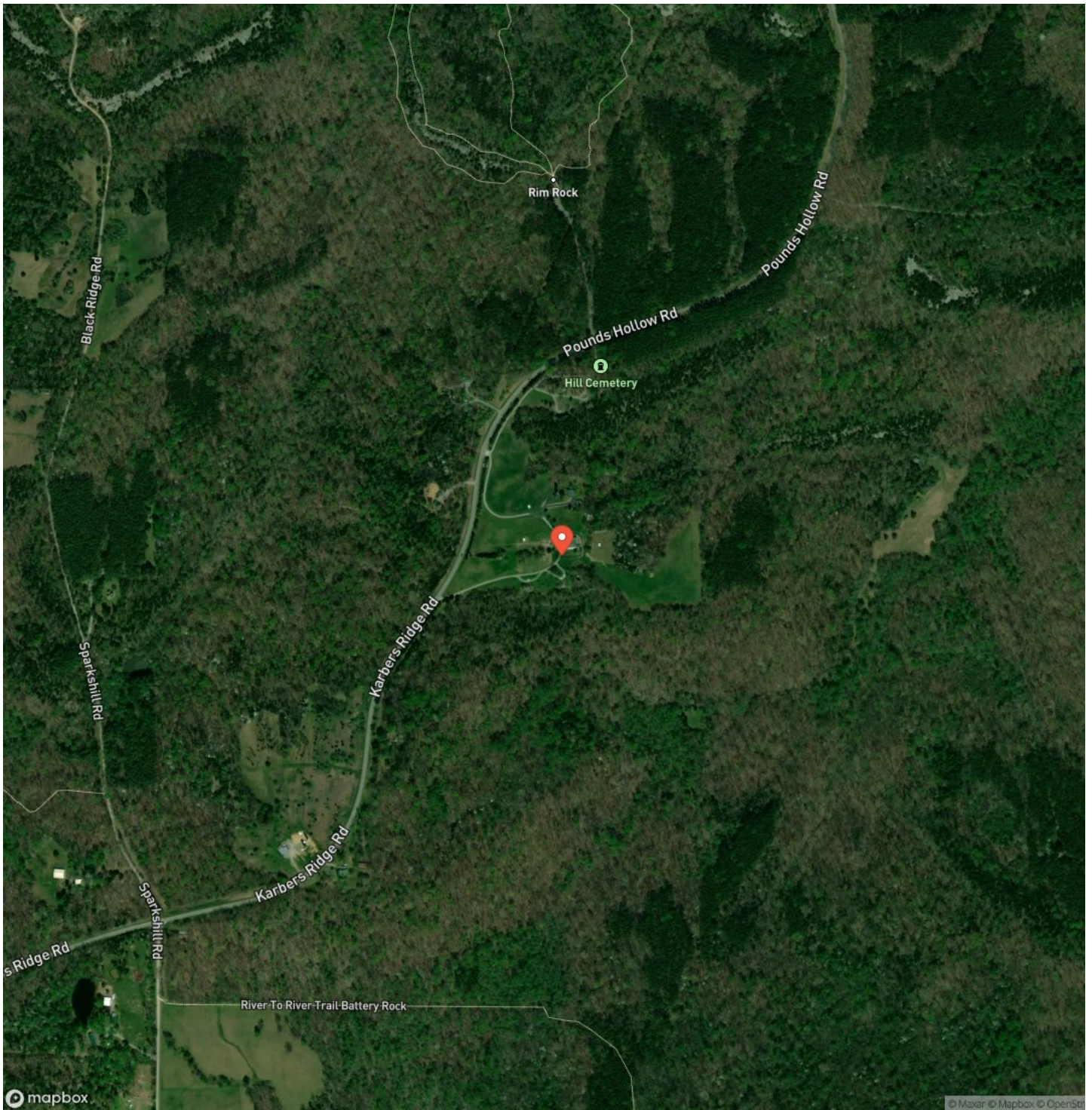
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

