

CONFIDENTIAL OFFERING MEMORANDUM

An aerial night photograph of the Eagle Crest Camp and Retreat Center. The property is illuminated by warm yellow lights, highlighting several buildings, a large central hall, and a basketball court. The camp is nestled in a dense forest of tall trees. The text "EAGLE CREST" is prominently displayed in large white letters, with a small mountain icon above the word "EAGLE". Below it, "CAMP AND RETREAT CENTER" is written in a smaller, all-caps font.

# EAGLE CREST

CAMP AND RETREAT CENTER

823 Columbia Rd, Washburn, IL 61570

**FOR SALE**



[Watch Property Video](#)

290+ Acres | Turnkey Recreational Property

**\$4,600,000**





# EXECUTIVE SUMMARY

**Eagle Crest Camp and Retreat Center** is a turnkey recreational property spanning over 290± acres in central Illinois, offering a serene and versatile setting for retreats, camps, and events. Located just 30 minutes from Peoria and 2.5 hours from Chicago, the property combines natural beauty with extensive infrastructure to support large-scale group activities and private recreation.

The grounds feature scenic woodlands, meadows, and over two miles of maintained trails suitable for hiking, horseback riding, and ATV use. The property is ideal for outdoor enthusiasts, with exceptional whitetail hunting supported by existing tree stands and potential for expanded wildlife management.

Accommodations include five residential homes (each with 3 bedrooms and 2 bathrooms), seven dormitory-style lodges with capacity for up to 300 guests, and designated tent camping areas with electric hookups and bathhouses. The amenities are extensive and include a commercial-grade kitchen and dining hall, Crest Hall Chapel (with six classrooms), and a wide array of recreational facilities such as a large swimming pool, ropes courses, paintball field, sports courts, shooting range, and more.

Eagle Crest offers a rare opportunity to acquire a fully operational retreat center with significant upside potential for expansion, programming, or private use.



## PROPERTY DETAILS

### ADDRESSES

823 Columbia Rd, Washburn, IL 61570

### APNS

03-07-100-009, 03-07-100-010, 03-07-200-002, 03-07-300-001

### SIZE

291.5 acres

### PERSONAL PROPERTY

Not included but may be available separately

## ZONING

### JURISDICTION

Woodford County

### ZONING

Agriculture





# PROPERTY HIGHLIGHTS



Turnkey Camp and Retreat Center



A variety of lodging and beds for up to 350 people



Meeting space for all group sizes



Significant merchantable timber



Commercial kitchen and Event Center



Over 250 acres of timber and meadows



Property is equipped with 60KW backup generator



14 Septic systems & 4 wells on-site





# PROPERTY AMENITIES



Extensive hiking trails



Excellent Whitetail Deer Hunting



Equestrian and ATV Trail System



Tennis, Basketball, and Volleyball courts



Baseball/Softball Diamond



Paintball and High Ropes Course



Gameroom



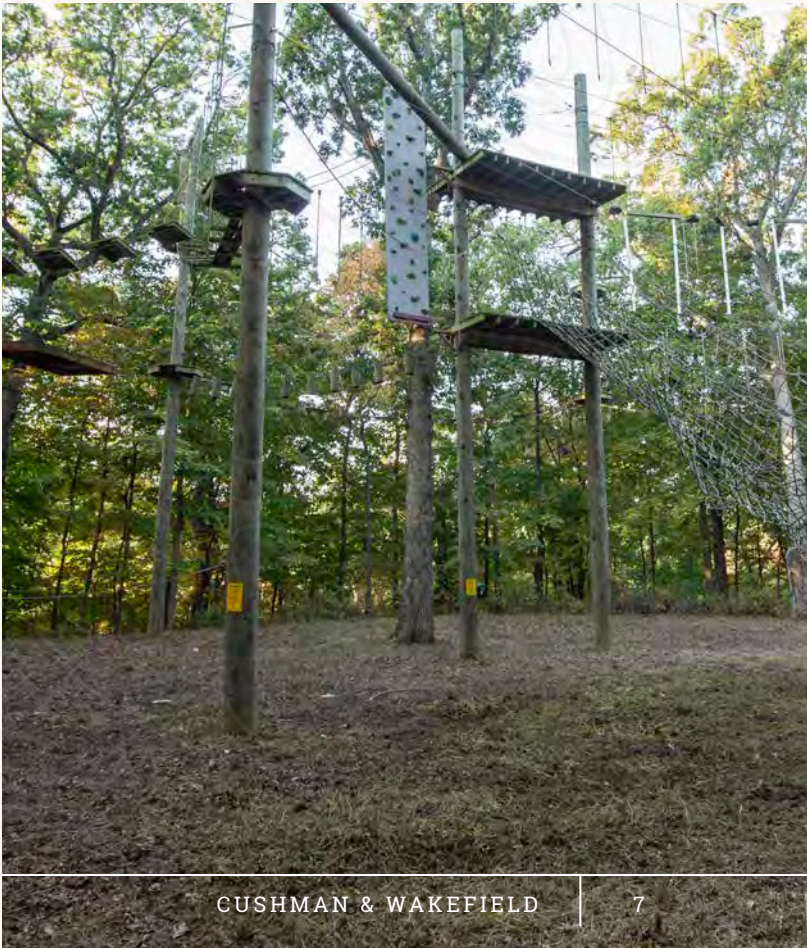
Shooting Range



Commercial Kitchen and Events Center



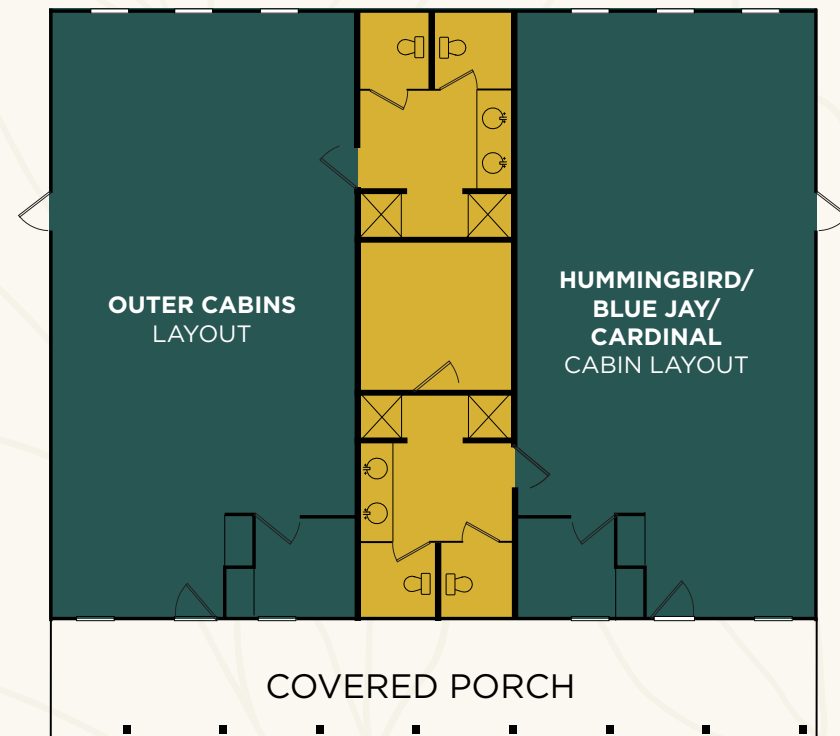
Large Chapel with 6 attached classrooms





## Improvements

# HUMMINGBIRD, BLUEJAY, CARDINAL CABINS



- 60 x 60
- Gas Fireplace
- Meeting Rooms in each with bathroom and mini fridge
- Bunkhouse-Style Lodging
- 5 Units with 2 separate Cabins in each.
- Each cabin comes with a semi-private “counselor” room
- 4 End rooms with private baths/showers
- 20-22 guests per side of each cabin (10-11 bunks)
- Shared Bathrooms and Showers on each side (2-3 stalls/2-3 showers)
- AC and Heat Controls per building

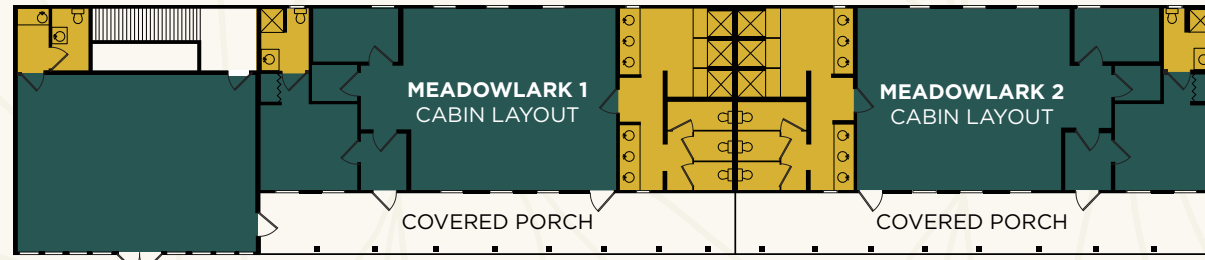




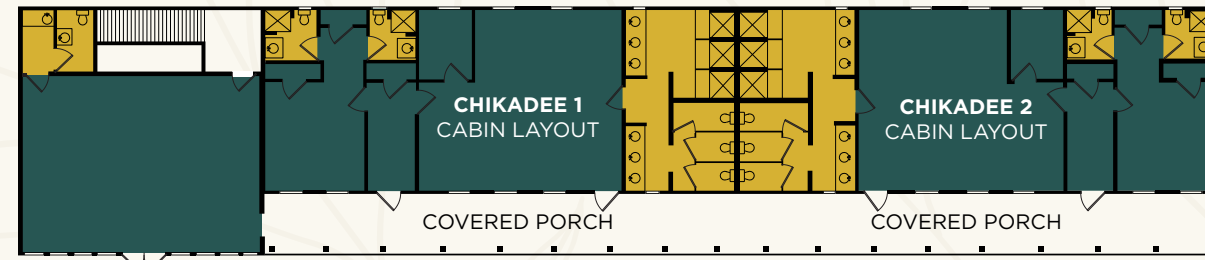
## Improvements

# MEADOWLARK & CHICKADEE CABINS

## Meadowlark Cabins Layout:



## Chickadee Cabins Layout:



- 156 x 27
- Bunkhouse Style Lodging
- 4 End rooms with Private baths/showers
- 10-11 Bunks per cabin
- Shared showers and bathrooms on each end of all cabins
- AC/Heat Controls per building

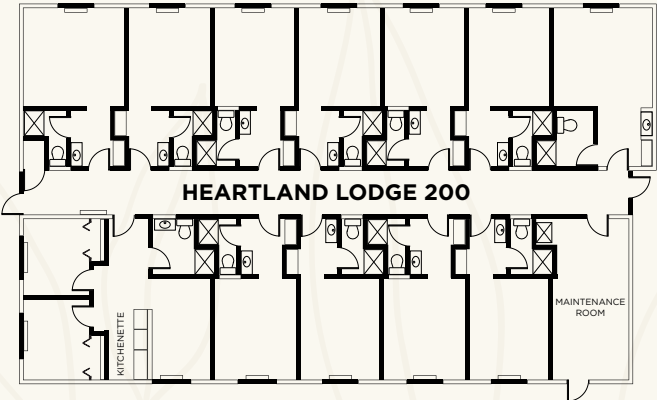
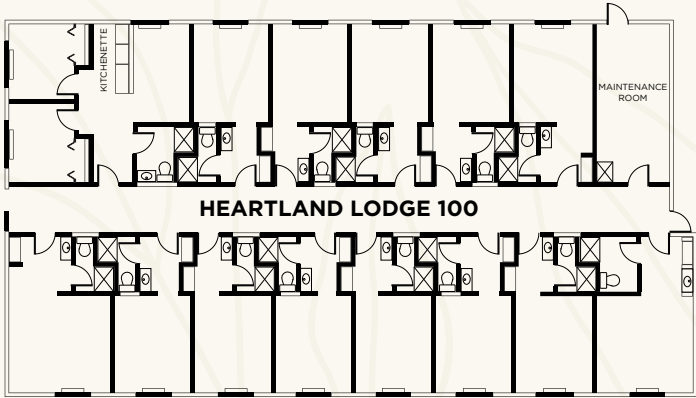




Improvements

# HEARTLAND LODGE 100 & 200

## Layout



- 100 x 18
- Motel Style Lodging
- 2 Apartments in each lodge
- In Room AC/Heat in each room
- Outdoor Fire Pit

### (5) Houses

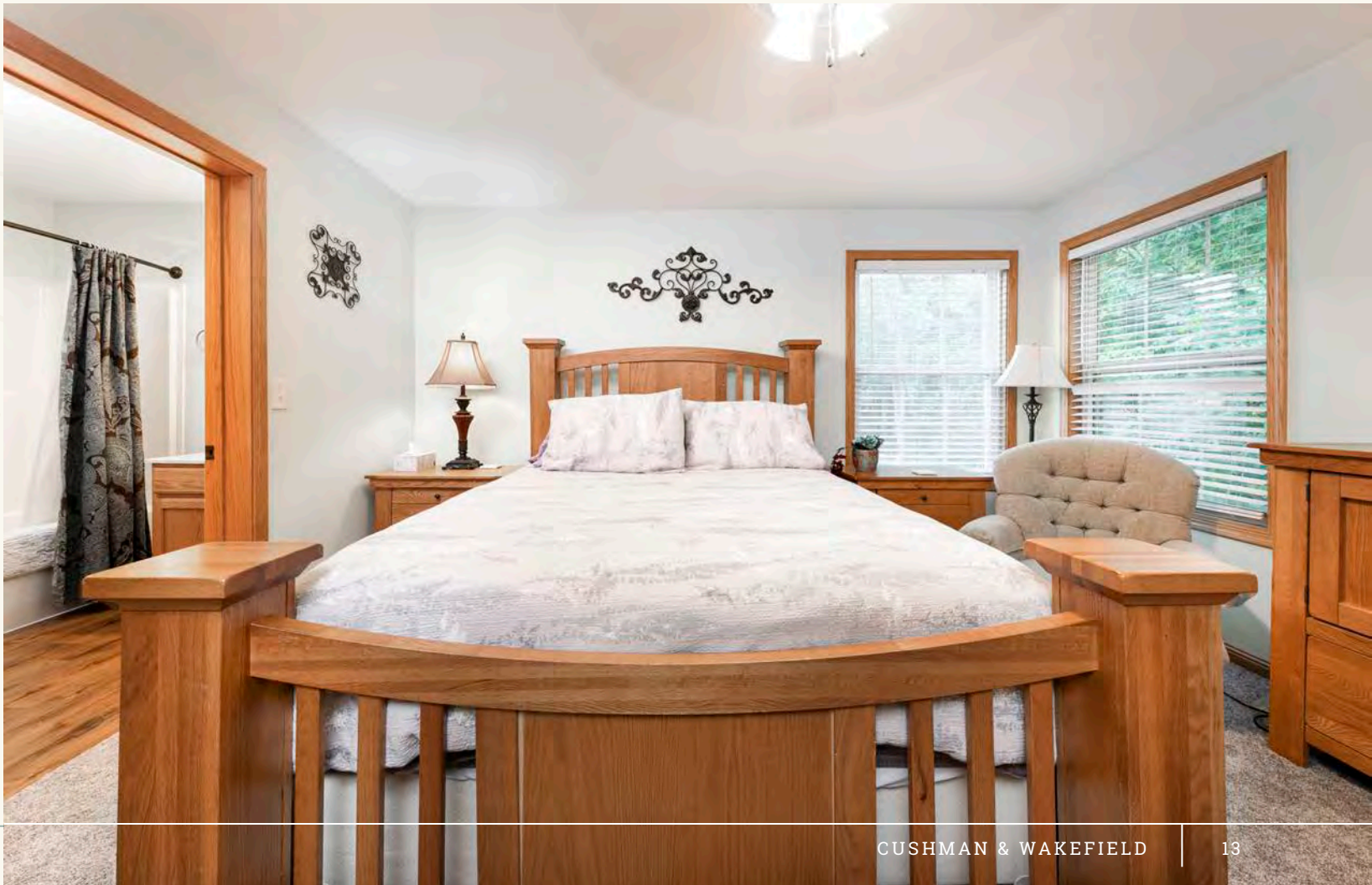
- 3BR / 2BA

### Maintenance Shed

- 80 x 45

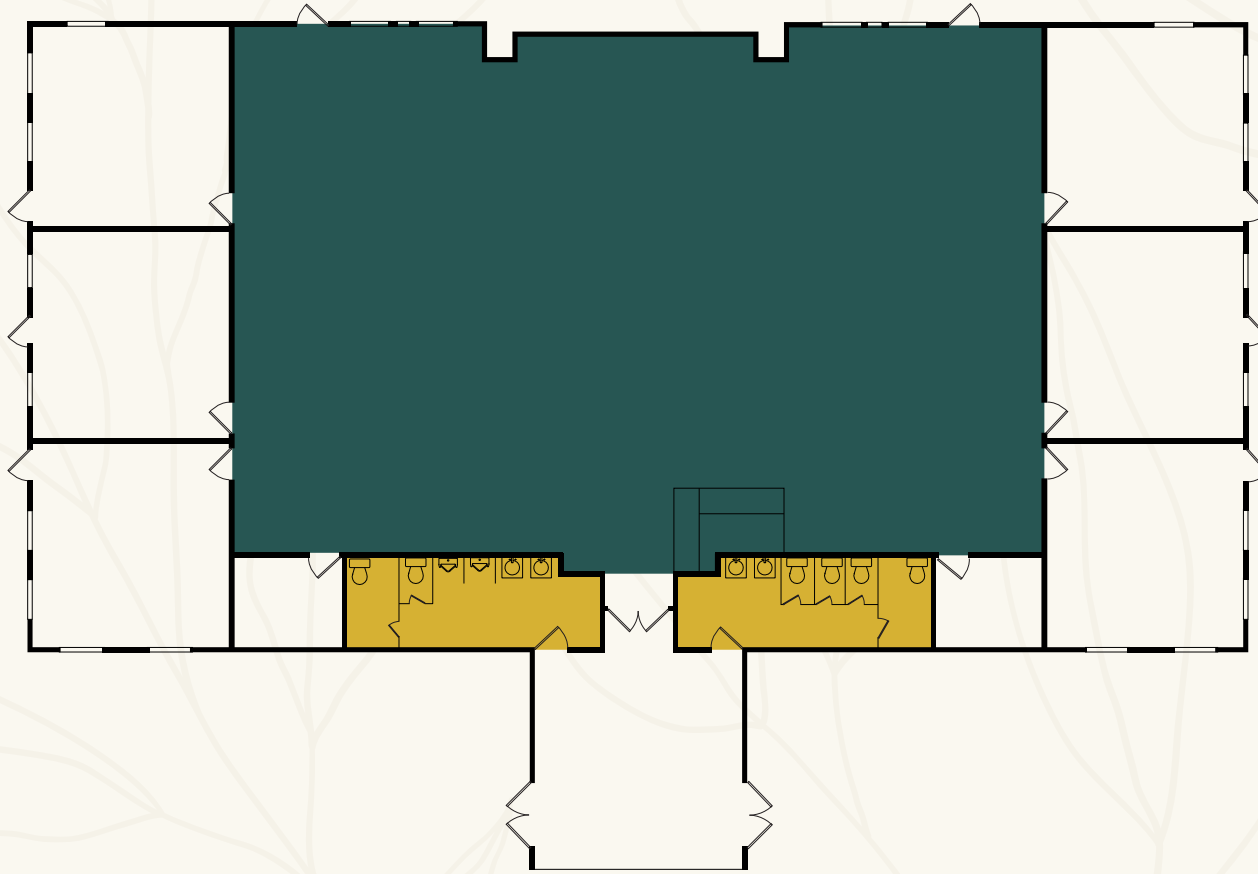
### Storage Building

- 80 x 48





# Improvements CHAPEL (CREST HALL)

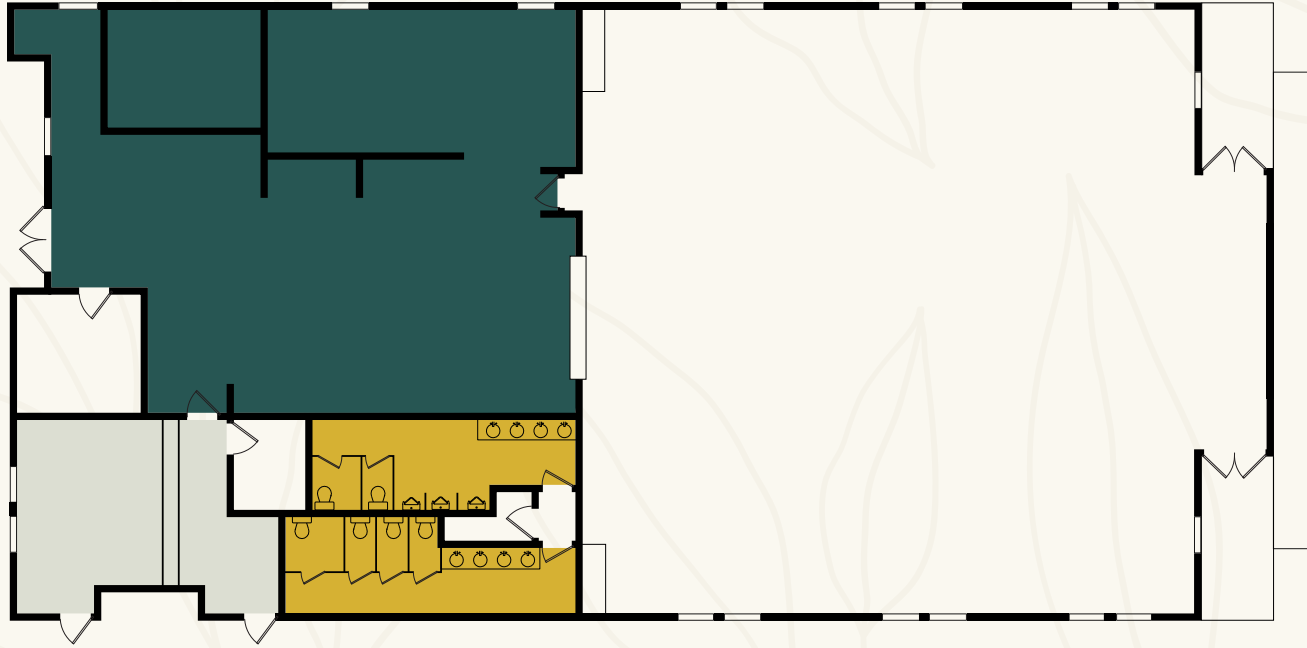


- 135 x 75
- Large meeting room and all-purpose facility
- Seating available for more than 300 people
- Audio and visual system with two projectors/screens
- Adjustable Stage and Room lighting
- 6 classrooms that can be accessed both inside the hall or from outside the building.





# Improvements DINING HALL/ EVENT CENTER



- 130 x 70

## Office Building

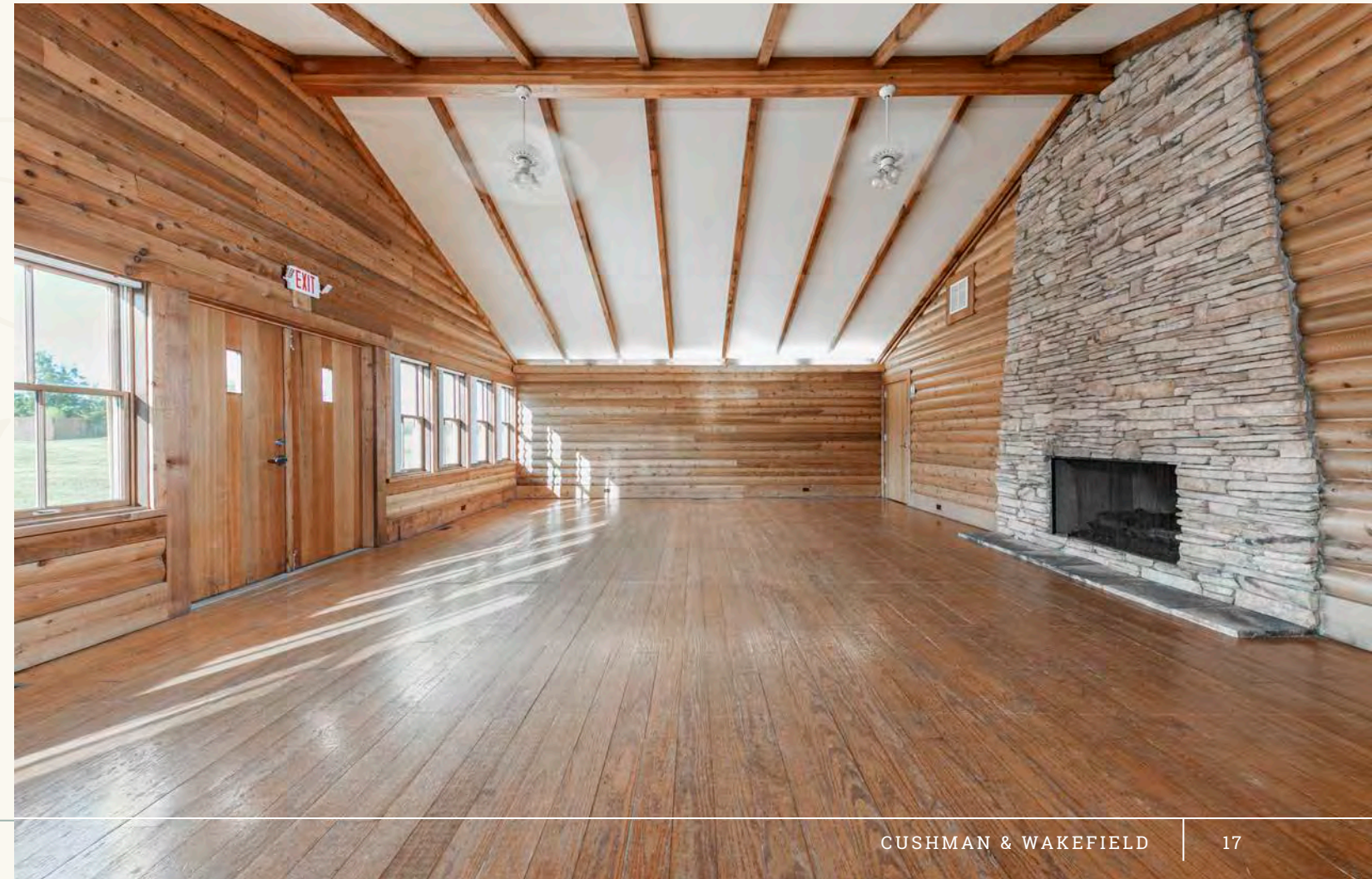
- 50 x 42

## Game House

- 80 x 25

## Tenting Sites

- 6 separate sites with 2 bath houses
- Power ports near sites
- Crest Hall has a large foyer with restrooms





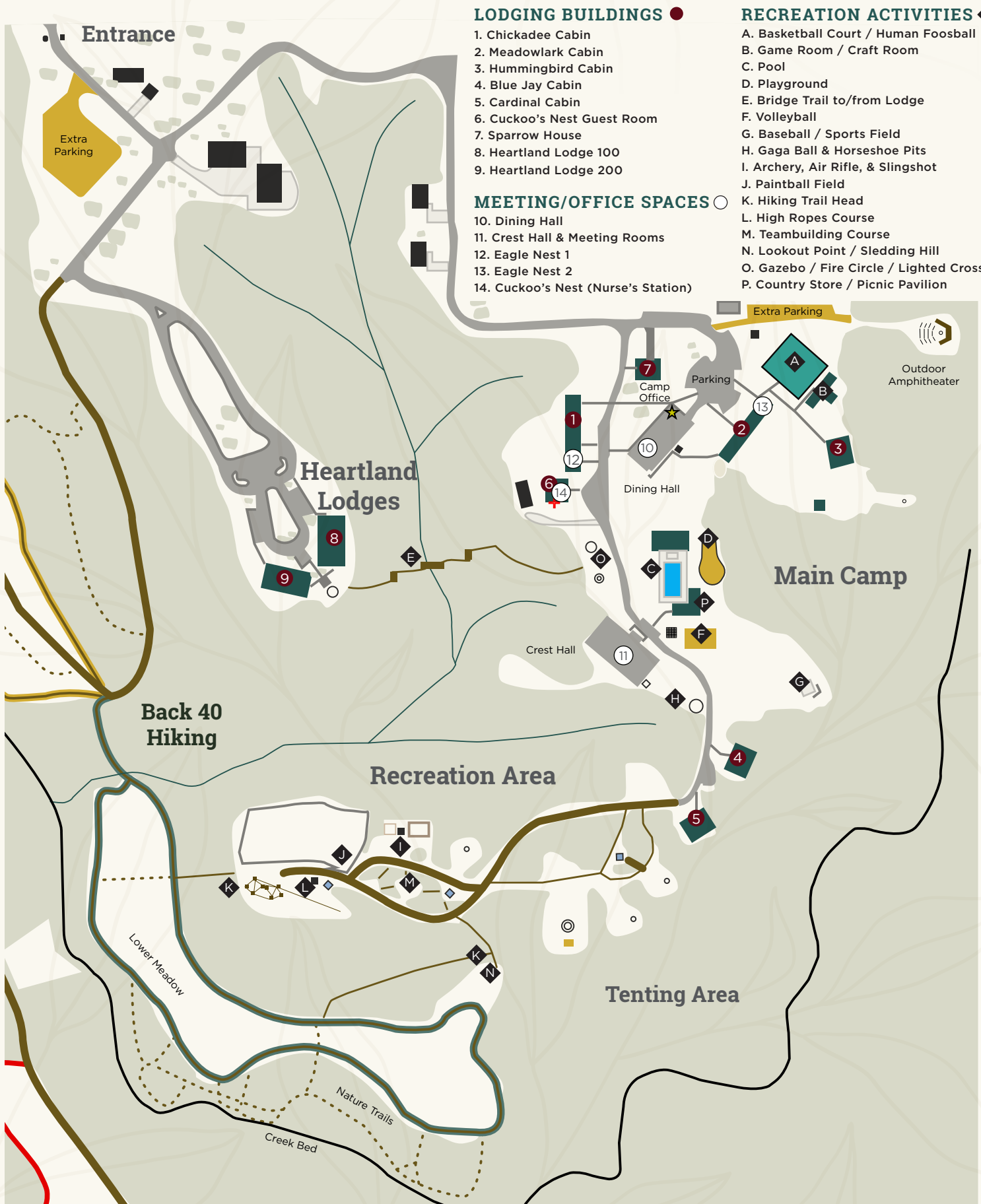
# LOCATION & DRIVE TIMES

**EAGLE CREST**  
CAMP AND RETREAT CENTER

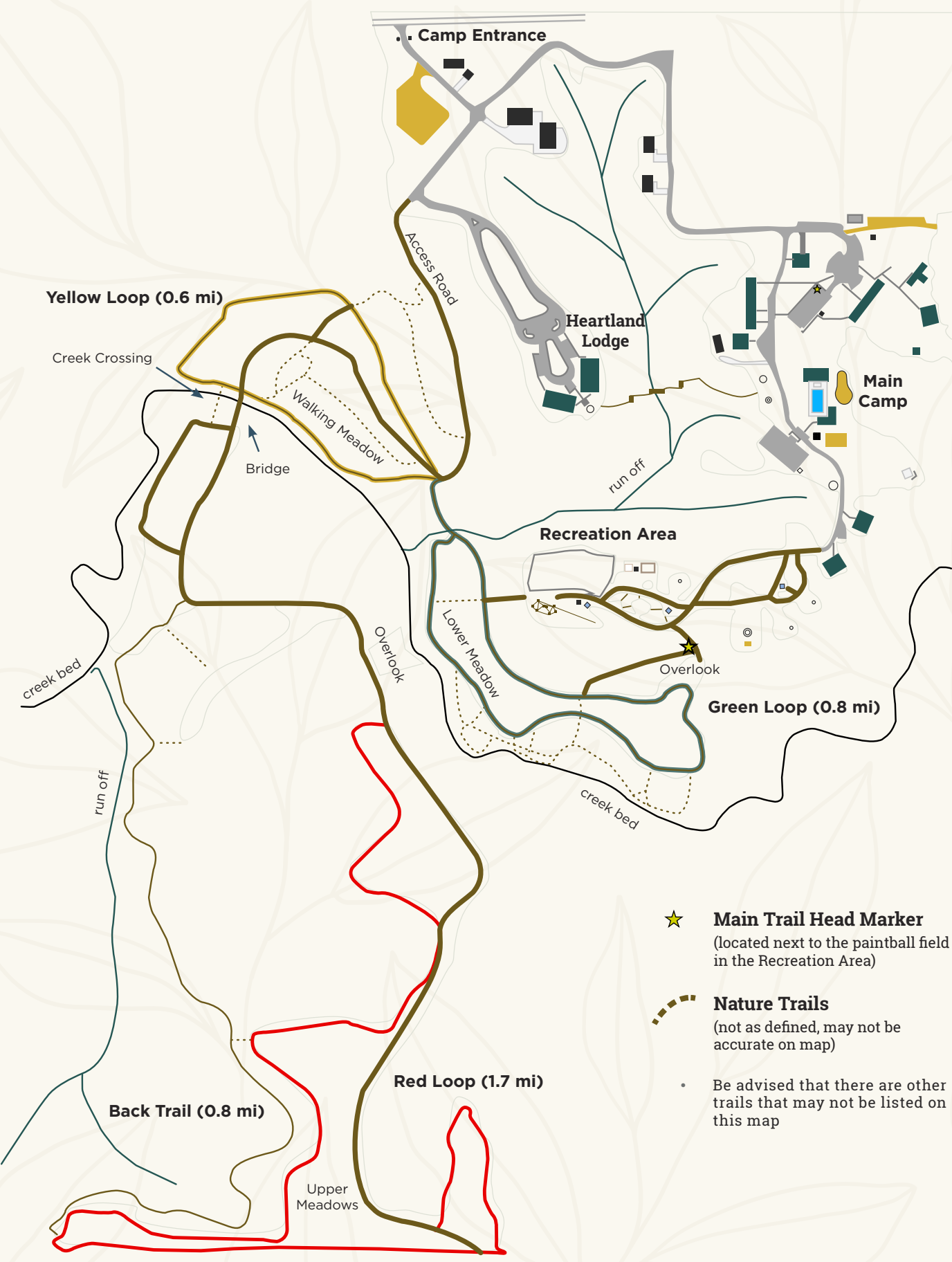
CITY	DISTANCE (MI)	TIME (HR)
Peoria, IL	24	33 min
Bloomington, IL	51	1 hr 1 min
Springfield, IL	93	1 hr 45 min
Champaign, IL	103	1 hr 51 min
Chicago, IL	145	3 hr 15 min
Madison, WI	179	3 hr 13 min
St. Louis, MO	189	3 hr 13 min
Indianapolis, IN	222	4 hr
Bloomington, IN	268	4 hr 33 min
Des Moines, IA	276	4 hr 40 min



# CAMP MAP



# TRAIL MAP







# EAGLE CREST

## CAMP AND RETREAT CENTER

823 Columbia Rd, Washburn, IL 61570

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