

# DRAGONFLY LAKES

## LUXURY RESORT SET ON ± 213 ACRES

JAMESON.

OFFERING  
MEMORANDUM

1667 SHERWOOD ROAD  
DAHINDA, IL 61428

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# DISCLAIMER

**This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.**

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## **LEAD WARNING STATEMENT**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

## **HAZARDOUS MATERIALS DISCLOSURE**

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

## **AMERICANS WITH DISABILITIES ACT**

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## **STATE OF ILLINOIS DUAL AGENCY DISCLOSURE**

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## **WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:**

- 1) Treat all clients honestly;
- 2) Provide information about the Property to the Buyer;
- 3) Disclose all latent material defects in the Property that are known to Licensee/Agent;
- 4) Disclose financial qualification of the Buyer to the Seller;
- 5) Explain real estate terms;
- 6) Help the Buyer to arrange for Property inspections;
- 7) Explain closing costs and procedures;
- 8) Help the Buyer compare financing alternatives;
- 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

## **WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:**

- 1) Confidential information that Licensee/Agent may know about the clients, without that client's permission.
  - 2) The price the Seller will take other than the listing price without the permission of the Seller;
  - 3) The price the Buyer is willing to pay without the permission of the Buyer;
  - 4) A recommended or suggested price the Buyer should offer;
  - 5) A recommended or suggested price the Seller should counter with or accept.
- If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

## **NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS**

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

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PROPERTY  
INFORMATION

# EXECUTIVE SUMMARY

Set on approximately 213 acres of scenic lakes and mature timber in Knox County, just moments from the Oak Run Lake community, Dragonfly Lakes is a one-of-a-kind luxury resort that blends rustic charm with a deep connection to nature. This thoughtfully designed retreat features 20 beautifully crafted timber-frame cabins, each fully furnished and equipped with high-speed internet, wood-burning fireplaces, and private outdoor fire pits.

Every cabin is perfectly positioned to capture serene water views, overlooking one of the property's large, stocked lakes. The expansive grounds include two sizable lakes along with several smaller bodies of water, creating a stunning landscape with ample opportunity for future expansion. A central stretch of land below the existing cabins offers an picture-perfect setting for a wedding venue or event space, further enhancing the property's income potential. Infrastructure is already in place, with water and high-speed internet servicing the development, and public sewer under consideration.

A striking custom timber-frame gatehouse welcomes guests upon arrival and presents an opportunity for additional amenities such as laundry services, retail, or fishing outfitting. Guests can enjoy kayaking on each lake or explore miles of scenic trails winding through the wooded terrain.

Bordering the highly sought-after Oak Run Resort, a premier vacation destination featuring a 600-acre lake and 18-hole golf course. Dragonfly Lakes is ideally positioned as a complementary luxury offering. Whether envisioned as a private retreat, wedding destination, hunting club, duck club, or income-generating resort, this exceptional property delivers a rare combination of natural beauty, modern comfort, and future potential.



# PROPERTY HIGHLIGHTS

DIMENSIONS: ..... 213.48 ACRES

COUNTY: ..... KNOX

NUMBER OF CABINS ..... 20

PIN: ..... 007354000020000

2024 TAXES:..... \$16,945

SALES PRICE: ..... \$7,499,000





# INVESTMENT HIGHLIGHTS

## **1. PRIME LOCATION:**

Located in Knox County just minutes from the sought-after Oak Run Lake community, Dragonfly Lakes benefits from proximity to an established vacation destination while offering a more private, upscale retreat setting. Its adjacency to Oak Run Resort—featuring a 600-acre lake and 18-hole golf course—positions the property to capture overflow demand and complement an already thriving tourism market.

## **2. TURNKEY LUXURY CABIN RESORT:**

The property includes 20 fully furnished, timber-frame cabins designed for immediate operation, each equipped with high-speed internet, wood-burning fireplaces, and private outdoor fire pits. Thoughtfully sited to maximize lake views, these cabins create a premium guest experience that supports strong nightly rental rates and repeat visitation.

## **3. EXPANSIVE LAND & NATURAL AMENITIES:**

Spanning approximately 213 acres with two large stocked lakes and multiple smaller bodies of water, the property offers a rare combination of scenic beauty and recreational appeal. Guests can enjoy kayaking, fishing, and miles of wooded trails, enhancing its positioning as a year-round destination for outdoor enthusiasts, retreats, and private events.

## **4. MULTIPLE REVENUE STREAMS:**

Dragonfly Lakes is well-positioned to generate income through short-term cabin rentals, weddings and events, corporate retreats, and specialty uses such as hunting or fishing clubs. The custom timber-frame gatehouse also offers potential for ancillary revenue via retail, outfitting services, or guest amenities.









LOCATION  
INFORMATION

# LOCATION OVERVIEW

ZIP: ..... 61428

SUB-MARKET: ..... KNOX COUNTY

SUB-MARKET CLUSTER: ..... WESTERN PEORIA REGION

LOCATION TYPE: ..... RESORT/ RURAL RECREATIONAL DESTINATION

MARKET: ..... PEORIA

COUNTY: ..... KNOX

STATE: ..... ILLINOIS

CBSA: ..... PEORIA, IL METROPOLITAN STATISTICAL AREA

DMA: ..... DAHINDA, IL

COUNTRY: ..... UNITED STATES





**SITE**



North Lake

SITE

Sherwood Camp Rd

Sherwood Camp Rd

South Lake

PI

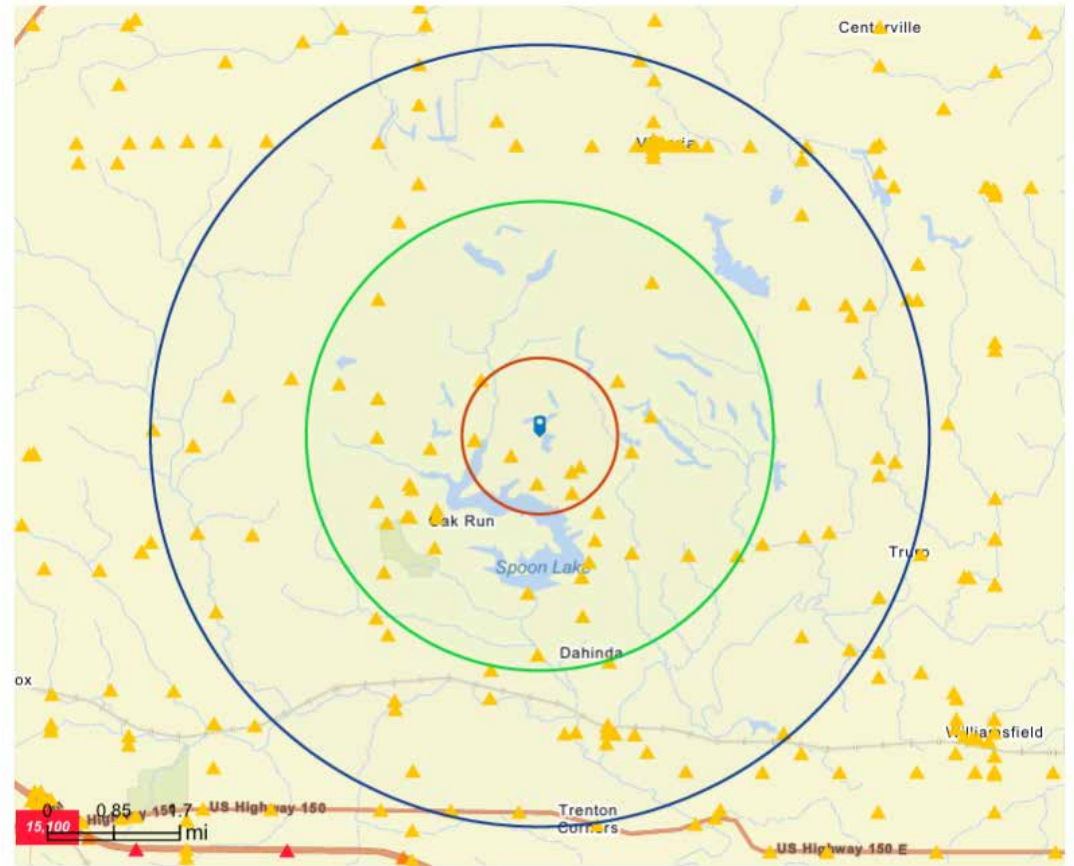
Oak Run

Sher

# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

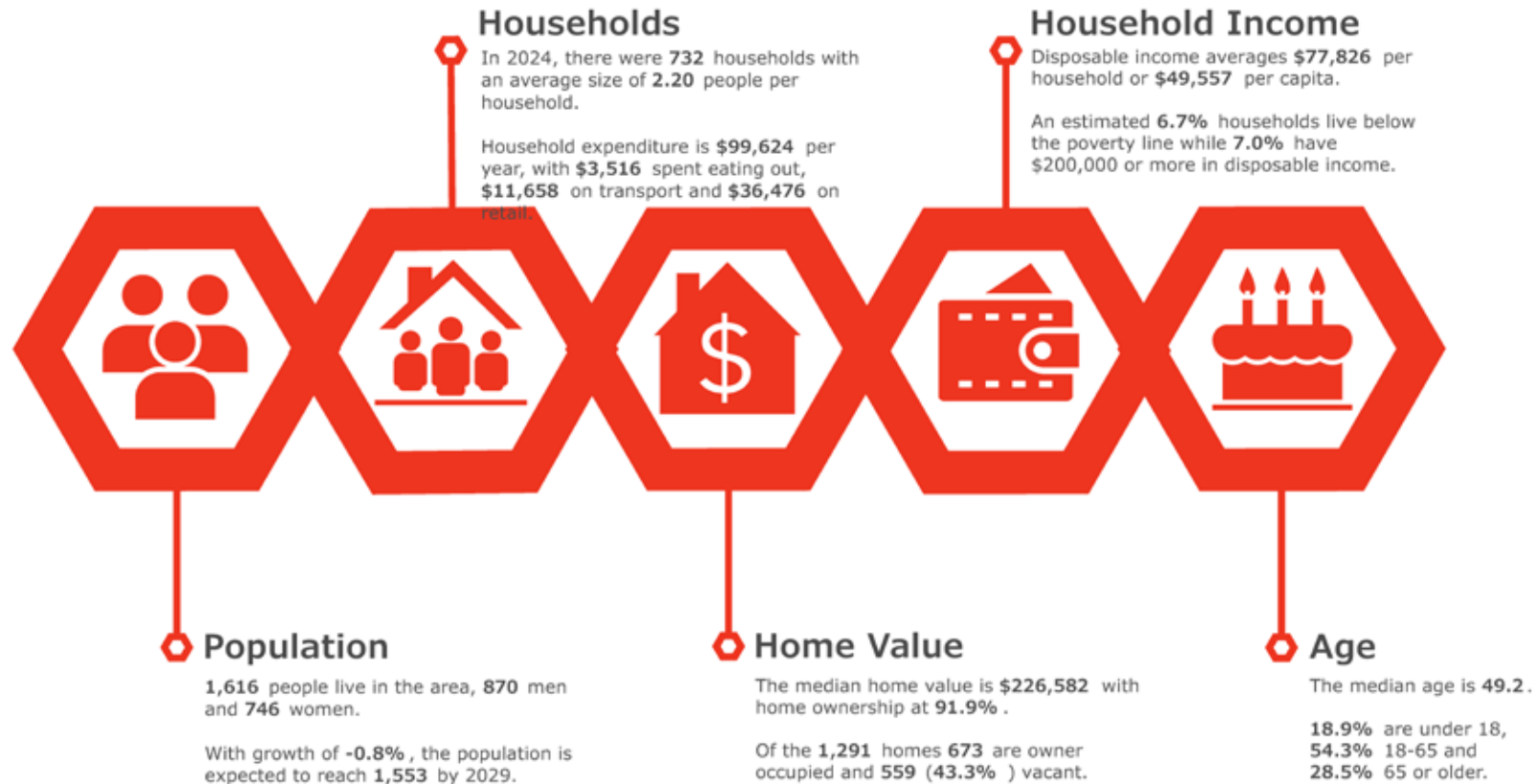




MARKET  
INFORMATION

# DEMOGRAPHIC INSIGHTS

1667 Sherwood Rd, Dahinda, Illinois, 61428  
Ring of 5 miles



Source : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2025, 2019-2023, 2030.



# ADDITIONAL INFORMATION

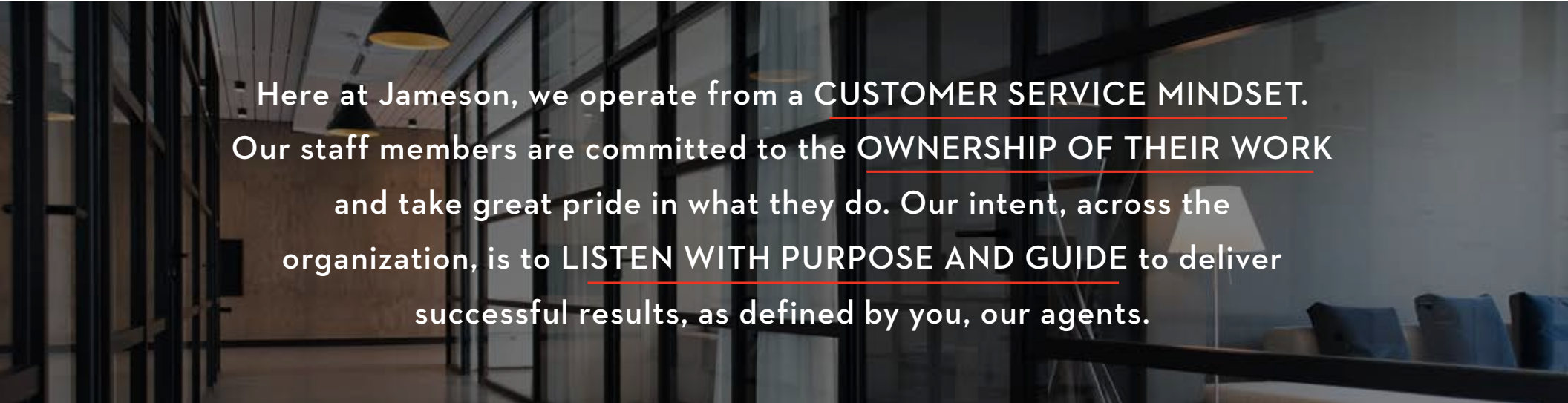
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.

# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

# ABOUT YOUR BROKER



**MATT@MATTOHLSSEN.COM**  
**708.309.3985**

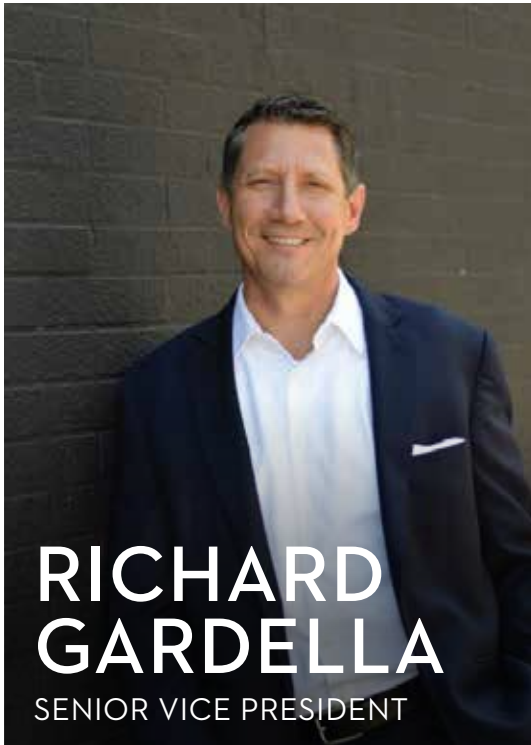
## ■ ABOUT MATTHEW

Matt Ohlsen has prevailed as a Top Producer in the Chicago real estate industry since 2004. He has helped hundreds of buyers and sellers with the purchase and sale of their homes and investment properties. Matt's business mainly emanates from past clients and referrals due to his unwavering commitment to his clients along with his consistent, efficient, and detailed hard work. His reputation of being highly responsive and attentive to his clients and all parties involved during a singular transaction is just one trait that makes him stand out as a Top Producer.

Aside from Ohlsen's aggressive and competitive marketing strategy and negotiation skills, Matt's empathy for his clients, his outgoing personality, and friendly nature is what clients enjoy most about working with Matt. On top of getting the deal done, Matt is an expert in sales and marketing, and uses all mediums of digital and direct advertising in order to gain the most customized exposure for all of his clients.

Not only does Matt succeed in traditional transactions, but he has closed over 100 short sales, ultimately helping sellers close one door and open the next. Short sales are a lengthy process between lenders, title companies, and sellers, a process of which many agents stray away from because of its complexity and longevity. However, Ohlsen puts many clients at ease because of his expertise and negotiating power during the short sale process. Ohlsen graduated from The University of Saint Xavier and earned a Bachelor of Science Degree in Management with a double minor in Marketing and Business Administration.

# ABOUT YOUR BROKER



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312.296.9669

## ■ ABOUT RICHARD

Richard has extensive experience with commercial sales and leasing of vacant land, multi-unit dwellings, retail properties and office space. He is very successful at, and known for acquiring unlisted, pre-marketed properties for his clients ensuring them the best opportunity to build their portfolio. In addition Richard also specializes in creating relationships between investors and developers to create multi-family developments, then marketing these developments throughout Chicago land. Richard P. Gardella joined Century 21 Sussex & Reilly, to head their commercial division in February 2008. Prior to his time at Sussex & Reilly, Richard had spent 13 years in commercial real estate at The Habitat Company, which recently merged into Baird & Warner prior to his leaving.

Richard was born and reared in Chicago, holds an Illinois Real Estate Broker's license and earned a bachelor's degree in business from the University of Illinois.



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**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

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