

FOR SALE: Williamson County IL 67+- Acres – Crab Orchard IL



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PROPERTY DETAILS

Land boasts approximately 60 acres of hardwood forest of white oak, black oak, post oak, hickory, and walnut trees. A creek runs through the woods. The property has an excellent spot for a food plot in the center of the woods or one could easily be planted in the pasture. Whitetail deer, turkey, and squirrel are plentiful. Land has a pond that anglers have excellent success catching largemouth bass, bluegill, crappie, and channel catfish. Canada geese frequent the pond during the winter months and wood ducks call it home.

Property has a pre-existing home site where a manufactured home was on the property until 2010. The home site has existing concrete piers for a 28x60 home. Home site has an aerator septic tank with lines that have been capped, as well as water and electric lines that were capped when the home was moved off of the property in 2010. A freeze-free faucet is installed at the end of the driveway for easy use of water for the pasture and pole barn. Original owner was going to build a home with a basement on this site until they moved out of state.

There is a 30x40 pole barn with one-man door and garage door on 40' west side and one 12' sliding door on 30' south side. Work benches and shelves are in place on south wall. A 12'x12' loft is built in the northwest corner. The barn has a partial concrete floor that is approximately 18'x20'. The concrete floor area has the work bench and garage door work area. There is a barb wire pasture that is about 1 acre+ in size. The fence was built in 2006. Although some repairs are needed to the fence, it did keep a horse corralled. Enjoy hikes and ATV rides through the many trails through the woods.

60.15 acres of this property is enrolled in the Forestry Stewardship Program through IDNR. This program allows the acreage to be taxed as cropland instead of real estate. The taxes dropped from nearly \$3,000/year to just over \$600/year.

School District is Crab Orchard School Unit #3, which is a K-12 school.

PROPERTY HIGHLIGHTS

Price: \$184,500

Acres: 67+-

County: Williamson

State: IL

Closest City: Crab Orchard

Property Type: Acreage

Listing: 983L

CONTACT AGENTS

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