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FOR SALE: ST. CLAIR COUNTY IL 6.87+- ACRES

PROPERTY DETAILS

Address: 1810 Katie Lane, Lenzburg IL 62255

List Price: \$189,000

Secluded lakefront property. This 6.87-acre property is located just outside of **Lenzburg on an old strip cut lake great for fishing! The lake is about 25' deep** at the property. A manufactured home built in 2011 sits on the property along with a garage, 3 outbuildings, a 24 x 40 carport over a concrete pad with full RV hook ups and a storm shelter. Add in the nice 12 x 16 fiberglass enclosed flotation dock, fruit trees, perennial fruit and vegetable plants and you have a nice place! The home was built with extra insulation, double hung windows, dry wall interior, perimeter duct work, and 2 x 6 walls to make it a nice home that is easy to heat and cool. All appliances are included. This is a nice property for horses, etc. New Athens schools. 2016 taxes \$1,731.50.

Directions: From IL Rt 13 at Lenzburg, take south main street (will turn into Winter Road) about a half mile to Schaller Road. Turn right onto Schaller. After ¼ mile turn right onto Recreation Acres Drive. Follow drive and stay left at "Y" until you turn right onto Katie Lane. First driveway on left.

Listing 2129L

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