

114+- Acres Fayette County IL

Excellent Hunt Property + Plenty of Recreation!

FOR SALE



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PROPERTY DETAILS (2279L)

Address: 1648 East 3000N Road, Cowden IL 62422

Price Reduced: \$289,900 / List Price: \$299,000

This property consists of just about everything that defines “the country” and is a outdoor person's fantasy! There are endless possibilities: hunting, pasturing some cattle or horses, **just enjoying the beautiful outdoors or a place to build a home in the country....It's all possible here!**

There is ample room for a variety of food plots, really nice mature timber on the hills, 78 acres enrolled into WRP and shares a wetland with a neighboring landowner. There is a farm house located on the property that has not be lived in for quite some time that would make a great cabin.

There is about 30 acres of pasture area, some wooded and some with a nice green stand of grass. Primarily electric fence at this time. The creek provides year around water; however, there is a well if needed. An older corn crib and small shed is also on the property. One acre is available to farm and had beans in it last year. The hills on this property are covered with huge oak trees and would make one of the most beautiful places for a log cabin or home with lots of windows. The view is breathtaking!

This farm is in the country, not like on the edge of town, but truly in the country. The area is largely ag fields and cattle pastures intermixed with woods and creek bottoms; its in an awesome area!

One more note for the hunters....the pasture area could really be developed into some great habitat and seriously you could have an easy 10 acres of food plots. Turn the old farm house into the cabin and enjoy the outdoors with family and friends.

Directions: From Cowden IL take the Herrick Blacktop (Hwy 22) and take 1900 E South to 3250 N West to 1800 E south to 3100 N West to 1700 E South to 3000 N West for 1/4 mile and the property is on south side of road all the way to creek bridge.

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