

# FOR SALE: 160+- Acres Perry County IL

## Farmstead with Home, Outbuilding, Crop Income and Hunting



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### PROPERTY DETAILS (2357L)

Address: 5403 Cross Church Road, Pinckneyville IL 62274  
 List Price: \$1,125,000

Wow! This 160-acre farm includes a secluded 3-bedroom, 3.5-bath home and a large outbuilding. In addition to the crop income from the 120 acres of tillable land with a soil PI of 90, you will have access to your own hunting paradise. Beaucoup Creek runs through the property from north to south. The only property in the county that has a mile length and includes 2 established creek crossings. For the waterfowl hunter, a 5-acre wetland is established with 1 hunting blind. It includes 2 – **3" water pumps with discharge hose**. The home boasts a large open family room with vaulted ceiling, skylights and a gas fireplace, dining room, large kitchen, master suite and 2 bedrooms. Mud/laundry room from the garage entry is very convenient. The full finished dry basement has all the entertaining room you need with a gas fireplace, custom-built wet bar and pool table in place. Two other finished rooms can provide office or sleeping spaces. A 3 x 17 carpeted storm shelter will provide safety and peace of mind. There is an 80-gallon water heater with a 40-gallon storage tank with a re-circulation line that provides a point of use hot water. Washington County water is supplied to the house with a **2" main**. Outside there is a 14 x 14 screened porch off of the kitchen to enjoy nice evenings and a door from the master bedroom provides the perfect access if a deck would be built to watch the wildlife or install a hot tub. The outbuilding is 40 x 80 with half concrete and half gravel floor. It is equipped with 12-ft ceilings, 3 sliding doors, 200 amp electric, large workbench, large wood burning stove, 2 stainless steel sinks and a water heater. You may want to stable a few horses here! New **60" culvert has been installed in the lane**. Pinckneyville schools. Taxes \$7005 (2017).

Directions from Pinckneyville: East on IL Hwy 154 for 1.5 miles to White Walnut Rd. Turn left (north). Follow for 3.5 miles to Cross Church Rd. Turn left (west) and follow for 0.5 mile. Property on the left. Signed.

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