

# 38+- Acres Jefferson County IL

2.8 acre Lake with Hunting and Pasture Areas

**SOLD!**



**Jamie Keller**

Managing Broker

Cell: 618-713-7677

[jkeller@buyafarm.com](mailto:jkeller@buyafarm.com)

Steeleville Branch Office



**buyafarm.com**

PROPERTY DETAILS (1748L)

Address: East Kendall Road, Mt. Vernon IL

Price Reduced: \$183,000 / ~~List Price: \$204,552~~

Home Site, Hunting, Fishing! Stocked Lake, Fenced Pasture, Utilities Available

Great property ready for your new home! Well built gravel lane runs down the west edge of the property to the center. City water has been run to about the center of the property and electricity is available right at the property line. The 2.8 acre lake has been **stocked**. It is 17' deep at the dam and includes a 9 X 24 dock already in place for your enjoyment. Would you like to raise your own beef or need a place for your horses? Cross-fenced 8 acres of pasture on the north end of the property with water includes a quarantine paddock. Deer or turkey hunt on the back 15 acres of newer growth trees. Harlow creek runs across the southeast corner within a mature timbered area. Field and Mt. Vernon school districts.

**Specializing in Rural Real Estate Sales and Auctions**

**MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998**