

FOR SALE: 276+- Acres Jackson County IL Hunt Property With Home and Outbuilding



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PROPERTY DETAILS (2435L)

Address: 9330 Old Hwy 13, Murphysboro IL 62966

Price Reduced: \$750,000 / List Price: \$900,000

What a beautiful and amazing tract of ground this is! 276+- acres in Jackson County IL. Right outside of Murphysboro.

Minutes from town, yet out of the city limits...so many opportunities with this property! Right now it is more or less set up as a hunt property. The owners have the entirety in a tree management program (see plan below). Trails throughout the property allow ATVs, Jeeps or horses to traverse through this park-like preserve. There are multiple 2-5 acre open areas where the owners have planted food plots for the wildlife. There are development opportunities for a subdivision or possible home sites.

Also included is a nice home with windows all around to view the wildlife right outside your door. The basement area is used as a shop with plenty of storage space to accommodate multiple side-by-sides or ATVs. Large outbuilding with double garage doors for your tractors etc. Wood framed garage is 62' x 24' and carport is 19' x 12.5'.

Recent appraisal completed in 4/19.

Shown By Appointment Only

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