

FOR SALE: 63+ - Acres Perry County IL

Hunting, Fishing, Boating, Trail Riding, Camping!

SOLD!



Ryan Kennedy
Broker

Cell: 618-684-4444
rkennedy@buyafarm.com
Murphysboro Branch Office



buyafarm.com

PROPERTY DETAILS (2533L)

Address: Sacred Heart Rd, DuQuoin IL 62832

List Price: \$265,000

This property is the definition of Recreational Property. "Hunting, Fishing, Boating, Trail Riding, Camping, Target Shooting!" It has it all. This 63+/- acres also has multiple home sites with plenty of road frontage off Sacred Heart Road. The property has electric and water, not to mention 2 concrete pads for camping trailers with water and electric plumbed in. One pad has a sturdy shelter next to it. There is a concrete block outhouse and shower house which comes with a tankless propane powered wall mounted water heater. These are extremely efficient, if you are unfamiliar with them. The property has a private concrete boat ramp. This strip cut is very large; fish via boat the entire strip cut. The strip pond is loaded with fish of all varieties. Monster bass from what the owner has told me! The deer and turkey hunting is excellent as well. Huge population of both. Ducks also land on the strip pond but prefer the smaller and shallower ponds at the northern portion of the property. The property also comes with a steel storage shed.

30 acres of property is enrolled in a Forestry Management Plan which helps the tree population, habitat and drastically lowers the taxes.

Specializing in Rural Real Estate Sales and Auctions
MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998