

SOLD \$55,000 / CLOSED 4/3/20

FOR SALE: 5+ - Acres Pope County IL

Great Location Home and Outbuildings

SOLD!



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PROPERTY DETAILS (2522L)

Address: 174 State Hwy 145 South, Golconda IL

List Price: \$59,900

House, barn and 5 acres of timber at the right price....Been looking for a get -a-way, small starter home of nearly 1300 sq ft, retirement, or just a place to stay while hunting in a scenic area that has a reputation of some of the best deer hunting in Illinois, look no further. This home is well taken care of and as cute as can be with updated amenities. Although currently only one bedroom, it can be easily and inexpensively be converted to two bedrooms by adding one wall in the huge great room. **It's a great location** on State Hwy 145 just south of Dixon Springs. The 5 acres of mature timber is as clean as can be with hills and a ravine that give such a good character to the property, and no under- brush; it is truly a park-like setting. Deer and turkey walk by the home daily. The wooded area near the barn sets on a hill with a view of Grantsburg Slough and all of its geese in for the winter.

Besides hunting, you'll never run out of things to do in this area. Just up the road is Dixon Springs State Park and Lake Glendale Recreation Area. **And there's Lusk Creek Wilderness, War Bluff Sanctuary, Burden Falls Wilderness Area and Millstone Bluffs Archaeological Area.** Also close by is Bell Smith Springs and Jackson Falls Wilderness Area. When you are ready to head out of the country and into the city, Paducah KY is 25 miles away.

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