

FOR SALE: 52+ - Acres Jackson County IL Recreational and Hunt Property

SOLD!



Ryan Kennedy
Broker

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



buyafarm.com

PROPERTY DETAILS (2456L)

Address: Property off Possum Rd near Ava IL

Price Reduced: \$166,400 / List Price: \$197,600

One of only a few personally owned properties close to Kinkaid Lake that is bordered by the Shawnee National Forest. If you are looking for recreational property with ample opportunities, this is it. Abundant wildlife of all kinds including deer and turkey. Big creek running through property that goes all the way to Kinkaid Lake and great mushroom hunting! Property is enrolled in a tree program and the annual taxes are under \$60. There is a remote road that borders the NW side of the property for access. This is the remote hunting / camping get-a-way you've been looking for!

Access off remote road (Possum Rd). Possum Rd extends south all the way to a government gate, which is a couple hundred yards from Kinkaid Lake. You can carry your Kayak past the gate and explore the lake. Monster bucks have been harvested on this property and on the neighboring property which is government ground. The property owners have maintained the property very well; there are ATV trails throughout; they have added a rocked road to a camping spot where an RV or camping trailer can be placed. The main creek that runs through this property, which runs into the lake, is massive..huge rocks and boulders. This is a remarkable and beautiful property for hunters and nature enthusiasts alike. There are many marketable hardwoods on the property if someone wished to harvest them.

This property conforms to new lending opportunities for Recreational Land; call for details!

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