

# FOR SALE: 10+ - Acres Fayette County IL

## Perfect Hunt Property with Cabin



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### PROPERTY DETAILS (2657L)

Address: 6 N 300 East, Patoka IL 62878

List Price: \$99,000

The perfect 10-acre hunting property with the potential to be so much more! You can enjoy it as the current owners do - a hunting getaway complete with a 24' x 24' hunting cabin that has geothermal heating and air conditioning as well as a bathroom/septic with FMC water, electric and telephone. Or you can build your dream home on the prettiest piece of property near Carlyle Lake. The interior of the hunting cabin has been renovated using historic barnwood from the property and is perfect for a weekend retreat. Speaking of historic barnwood, there is a 100-year old barn on the property that can either be renovated or re-purposed. It is truly a testimony to the people who built it - wood pegs and all. Also on the property is a Sears and Roebuck house. The house has seen better days, but also could be renovated or re-purposed. The property has many big hardwood trees including 2 rows of beautiful mature Hican trees which could be timbered for cash or just enjoyed for generations. There are about 7 acres of timber with trails and deer stands. The deer are abundant as well as turkey and squirrel.

The location is one of the biggest perks of this property. The property sits about a mile east of Carlyle Lake and is bordered on the north side by the North Fork Kaskaskia River and its boat ramp with access to the lake - but a large drop off to the river maintains your privacy. The property is also near 100s of acres of public hunting opportunities, including a waterfowl hunting area managed by the Corps. Whether you make this your new ranch and raise some cattle or come out every weekend to get away from it all - you will love this property.

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