

# FOR SALE: 314+- Acres Jackson County IL

## Hunting, Recreational and Investment Possibilities!



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### PROPERTY DETAILS (2799L)

Address: Reeds Station Rd, Carbondale IL 62901

List Price: \$2,103,800 / \$6,700 Per Acre

Centrally located, large agriculture piece with recreational and investment **possibilities!** If you've been looking to grow your agriculture operation or been looking for a property with great investment potential this might be the perfect piece for you. This 314-acre parcel has 2 different hard road entrances off Dillinger Road and Clayton Road with both located under 2 miles from Highway 13 just outside of Carbondale, Illinois in Jackson County. The property currently has 264 tillable acres in row crop production and the remaining is wooded creek bottoms and grassland. The field roads running through the property allow for easy access from front to back. The large percentage of this ground being income producing and its proximity to both Carbondale and Marion make it an intriguing option for farmers and investors alike. This all goes without mentioning the recreational opportunities this farm offers.

Deer, Turkey, Waterfowl, and other small game all call this property home. The stocked pond on the property also offers fishing opportunities for the landowner and an added attraction for wildlife. Bucks will cruise the winding creek bottoms created by the property border that is Crab Orchard Creek. With Crab Orchard Lake Waterfowl Refuge being just a few miles away the waterfowl hunting opportunities on this property are there for the taking. There would definitely be a market for future owners to lease the hunting rights as another source of income on the property.

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