

**SOLD! \$830,000 / CLOSED 6/13/23**

# **FOR SALE: 180+- Acres Union County IL**

## **Cabin / Deer & Turkey Hunting / Income**



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### PROPERTY DETAILS (2874AL)

Address: Harvel Lane, Jonesboro IL

List Price: \$885,000

This property is located in the scenic rolling hills of Union County. As you enter the property off Harvel Lane, you are greeted by rolling grass meadows flanked by large mature pines and hardwood with a view of the steep-roofed cabin in the distance.

The cabin and barn sets back a 1/4 mile from the entrance. The cabin/hunting lodge is placed in a beautiful outdoor setting and would be accommodating and quite comfortable for year-round living. The front glass door opens up onto a wooden deck overlooking a large pond nestled in the trees. It is truly a charming wilderness setting.

The CRP grassland provides open views of wildlife movement throughout the day. There is an abundance of deer and turkey on the property. Food plots are placed in several areas. The back 40 acres, surrounded on 3 sides by Shawnee National Forest, is absolutely beautiful with its old growth timber soaring upwards, deep ravines and old narrow wagon roads winding across ridges that once hauled silica out of an old mine on the property. With 180 acres of prime deer hunting and 10,000 acres of Shawnee National Forest bordering the property, they'll be few neighbors and a whole lot of hunting available. The mature timber is of a significant value, that would well enough pay for a large portion of the cost of the property. Interested Buyers should further investigate the timber value on this property. Unlike this property, most timber properties that are for sale today have had their mature timber harvested and leave no monetary value for the new owner(s). Currently there are timber companies wishing to provide bids for the timber.

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