



FOR SALE

411+/- SURVEYED ACRES ALEXANDER COUNTY IL



Address: State Rte 3, Klondike IL

List Price: \$250,000

ABOUT THIS PROPERTY:

THIS 411 SURVEYED ACRES IS PART OF GERALD ISLAND IN THE MISSISSIPPI RIVER, JUST A 1/4 MILE OFF OF STATE ROUTE 3 AND LESS THAN 2 MILES FROM INTERSTATE 57. YOU CAN SEE THE ISLAND FROM THE I-57 BRIDGE.

ACCESS TO THE PROPERTY IS OVER AN EASEMENT FROM STATE ROUTE 3 TO A LAUNCH AREA ADJACENT TO THE MIDDLE OF THE PROPERTY.

THE HUNTERS THAT HAVE LEASED THIS TRACT FOR YEARS AND HAVE HAD SUCCESSFUL DEER AND TURKEY HUNTS. A TIMBER MANAGEMENT PLAN IS IN PLACE AND A CONSERVATION PLAN APPLICATION FOR TIMBER STAND IMPROVEMENT IS IN THE WORKS.




BUYAFARM.COM

**Main Office: Sparta IL
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