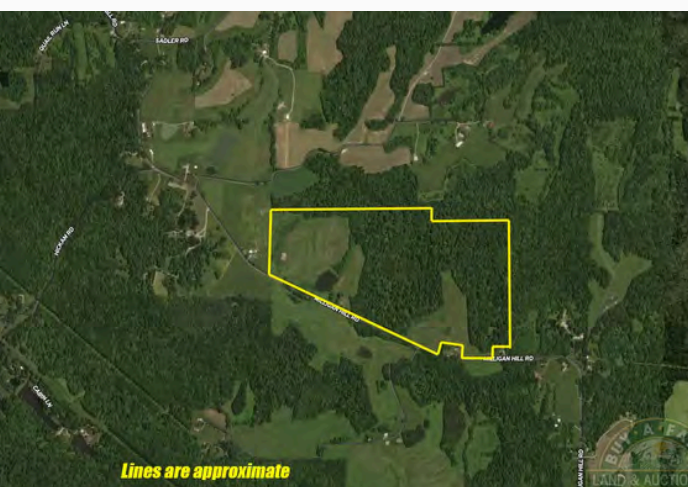


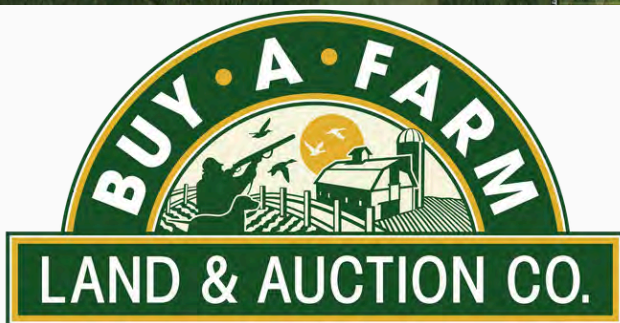
FOR SALE UNION COUNTY IL 173 ACRES - ALTO PASS IL

Home, Pole Barn, Tillable, Pond, Hunting



ADDRESS: 3170 Milligan Hill Rd, Alto Pass IL
LIST PRICE: \$950,000

This 173-acre property offers exceptional value for investors, home buyers and outdoor enthusiasts alike. Nestled in the heart of scenic Southern Illinois, it features a stocked 2½ acre lake, rolling hills and timber covering nearly half of the property with some tillable and pastureland mixed in creating the right blend of cover for some pretty good deer and turkey hunting. There are trails through the property for year-round recreation. The property includes a 2340 sq. ft. ranch-style, brick home that is partially remodeled with additional remodeling needed to be completed by the new owner. A cathedral ceiling is in the living area. There is also a walkout basement and a backyard gazebo overlooking the lake and the surrounding countryside. On the property is a large pole barn measuring 75 ft. x 100 ft. It's a little rough on the outside; however, the rafters and timbers set on a concrete stem wall are soundly built and in good condition. Property is in an idea location---in picturesque Union County, just 2 miles or less from Bald Knop Cross and along the popular Wine Trail---adds strong potential for investors, hunting retreat development or private residence with unmatched natural amenities.



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