

HUNTING & REC PROPERTY FOR SALE! JACKSON COUNTY IL 125+- ACRES

SOLD!

Address: State Hwy 127, Alto Pass IL
List Price: \$625,000

The entire property is situated within the wine trail area and orchards of So IL. Conveniently located on Hwy 127 just north of Alto Pass and south of Murphysboro. The property includes a 30 ft. x 40 ft. pole barn with 10 ft. lean-to, built in 2021. Electricity is run to the barn and water is located at the highway. There is a Conservation Reserve Program (CRP) that will continue with new owners. There are 37 acres in the program that will continue through 2034. The annual payment is \$7,349 (\$199/acre). And, if the new owner(s) are not hunters, the property hosts some prime deer and turkey hunting that can produce additional income with hunting leases. There are over 85 acres of timber. Several ATV trails meander through the timber area(s). This is an attractive property with rolling hills and a perfect mix of open grass land that pierces in and out mature hardwoods producing a park-like view. And from the high ground, there are views looking across miles of neighboring forest covered hills. There are several nice building sites on the property.



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