

# FOR SALE

## 54+/- ACRES JACKSON COUNTY IL



**Address: 233 Cochran Rd, Murphysboro IL**  
**List Price: \$270,000**

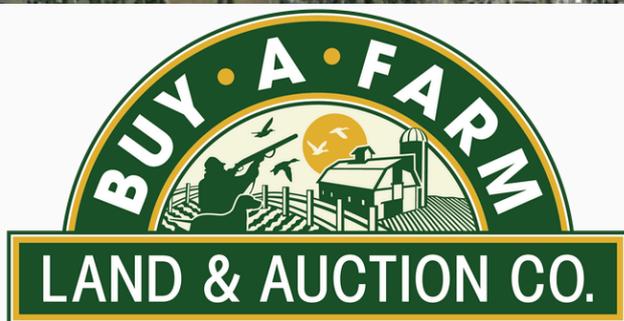
### ABOUT THIS PROPERTY:

DISCOVER A UNIQUE PROPERTY NESTLED AT THE NORTHERN EDGE OF MURPHYSBORO, ADJACENT TO THE HIGH SCHOOL FOOTBALL FIELD. THIS SECLUDED PROPERTY INCLUDES A 1,260-SQ. FT. HOME WITH 3 BEDS AND 1 BATH. WHILE THE HOME IS CURRENTLY A FIXER-UPPER AND NOT LIVABLE, IT HOLDS POTENTIAL FOR RESTORATION AND REMODELING.

THE PROPERTY ALSO HAS A WELL-MAINTAINED 30 X 40 X 9-FT. POLE BARN, COMPLETE WITH 2 OVERHEAD DOORS, A WALK-THROUGH DOOR, AND 3 WINDOWS, WITH CONCRETE FLOOR. THIS BARN, BUILT BY TRUE BUILT, IS IN EXCELLENT CONDITION AND OFFERS PLENTY OF SPACE FOR STORAGE OR PROJECTS.

THE REAL VALUE OF THIS PROPERTY LIES IN ITS LAND:

- 10+/- ACRES OF TIMBER
- 42+/- ACRES OF TILLABLE LAND, CURRENTLY PLANTED IN SOYBEANS, FEATURING AN IMPRESSIVE PRODUCTIVITY INDEX OF 105 PI.



**BUYAFARM.COM**

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