

FOR SALE: MARION COUNTY 37.8+- ACRES

PROPERTY DETAILS

Address: Tree Farm Road, Iuka IL 62849

List Price: \$113,250

Premiere Recreational Property! The words unique, private, secluded and natural setting come to mind when describing this tract of land. It is a premiere recreational property that offers much more and many possibilities. Tree Farm Road borders the land on the West side. There are approximately 30 wooded acres and nearly 8 open acres. The woods range from brush and thickets to well established forest. The seller has created a partial main entry road and has cut out several paths to access additional areas. You will find some level upland, a few steep slopes, bottomland and a seasonal creek that feeds into Crooked Creek. If you enjoy trees, there are Hickory, Oak, Maple, Sycamore, Birch and many more. Numerous colorful shrubs, such as Sumac, add to the landscape.

To say that wildlife is abundant in Romine Township is a bit of an understatement. Deer find excellent habitat and benefit from nearby crop fields. Establishing a few food plots would further enhance the hunting opportunities.

A unique aspect to this site is that it has existing camping and building facilities in place. **There are about 20 "primitive" tent camp sites. Camping trailer hookups are also ready to go with 2 dual 50 amp/30 amp and additional 4 sites with 30 amp only outlets. Buildings include a 24' x 28' x 8' cabin/workshop heated by a wood stove and a 30' x 40' x 10' pole barn. Both buildings have electrical wiring; the cabin has a concrete floor and the pole barn has a partial concrete floor. This is about as close to a turnkey ready to go hunt camp that you are going to find.**

It is probably obvious, but this is a fantastic location for all kinds of recreation, hunt, ride horses or test out the ATVs or just sit back and enjoy nature. Electric, phone and public water are all on the property or nearby. There are secluded home site possibilities. Iuka Grade, Salem High and Kaskaskia College districts serve the area. Minerals are believed to be owned and will convey to the buyer. Real estate taxes are to be determined.

DRIVING DIRECTIONS: From I-57 travel 10 miles East on IL Hwy 161 to Tree Farm Road then North about ½ mile to the property on East side of road. (Location is just South of 1372 Tree Farm Road.)

Listing 1927L

CONTACT:

Broker

Dennis Epplin

Cell: 618-790-7777

Email:

deplin@buyafarm.com

