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*Specializing in Rural Real Estate  
Sales and Auctions!*



FOR SALE: JACKSON COUNTY IL 108.9+- ACRES

## PROPERTY DETAILS

Address: 284 Black Pond Road, Pomona IL

List Price: \$700,000

Truly a unique and one-of-a-kind property!! 108.9 SURVEYED acres adjoining the Shawnee National Forest with access to up to 16,000+/- acres. Beautiful spacious cedar-sided home with bay windows and a 360 degree deck facing nothing but untamed forest. Full unfinished basement with 9 foot ceilings. Lots of possibilities with the basement. High efficiency propane furnace with a secondary high efficiency outdoor wood burning furnace for the home. Everything about this property has "meticulously" been done right.

The 3,600 sf fully climatized commercial workshop/garage can house all the toys. When it's 20 or 100 outside, you can work in comfort. See the specs below.

The property is on a dead end road. Wolf Creek meanders through the middle of the property. Obviously, the hunting is parallel to none. This is a hunter/outdoorsman's dream. Seclusion and luxury in one package.

In the 12 years I've been selling rural real estate, I have seen very few of these types of properties and very few come up for sale. The property's location is only 5 miles from Cedar Lake boat ramp, 12 miles from schools (District 186 Murphysboro), a hospital and markets. 15 miles to Southern Illinois University and a few minutes from Southern Illinois' best wineries.

This property has great business potential as well; corporate hunting retreat, winery, B&B all come to mind.

With respect of the owner: This property will be shown by appointment only. A minimum 48 hour notice and pre-approval letter from a financial institution required prior to showing. No exceptions.

Listing 2214L

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