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## FOR SALE: ST. CLAIR COUNTY IL 119+- ACRES

### PROPERTY DETAILS

Address: 8017 Peacock Site Road, New Athens IL 62264

Seclusion at its best! An island home in the Mid-west! This Town and Country log home is located on an 8-acre island within its own 15-acre lake on a 119-acre estate. The White Cedar hybrid log construction provides superior energy efficiency with dense cellular foam insulation. Constructed with Kolbe and Kolbe windows and Therma Tru doors. Extruded aluminum railings and composite decking are maintenance free. Large finished patios, poured, stamped and sealed. This 4-bedroom, 5-bath home contains over 144,000 lbs. of ornamental stonework, solid cherry interior doors, Trane zone air system with air exchanger and ultra-violet water purification system for the water drawn from the lake. Master suite includes surround sound system and Whirlpool and Steam Sauna Shower in Master bath. Three fireplaces with gas fire starters and heatilators, log drop to basement, basement fireplace is see-thru. Wheelchair accessible home features George Lucas Home Theatre, central vac, panic room, new washer and dryer on main level, one year old stainless steel appliances in kitchen, low voltage accent lighting, mud-room and utility room in basement and multiple quick disconnect gas on **patios and deck for grills, heaters, etc. Pole barn is 40 X 42 with 40 X 7'8"** lean-to and concrete floor. Located only 35 minutes from downtown St. Louis, 20 minutes to the World Shooting Complex and 30 minutes to the jet-rated Sparta airport! Great home, corporate retreat or bed and breakfast! Awesome fishing and hunting! Adjoins IL Fish & Wildlife Area. Qualified buyers only.

Reduced Price \$1,500,000 / List Price: \$1,800,000

Listing 1633L

### CONTACT:

Broker

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BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998

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