

Union County Illinois Land & Home for Sale

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

670 Casey Lane
Anna, IL 62906

PRICE: \$459,000

ACRES: 78.5

COUNTY: Union

PROPERTY DESCRIPTION:

Here is your opportunity to own a recently remodeled 3 bedroom, 2.5 bath home near Anna, IL. Enjoy hunting and fishing on 78.5 +/- acres that is bordered by the Cache River. After you are finished - relax in your in-ground swimming pool.

33 +/- tillable acres are farmed by local farmer and provide an annual income. The remainder of the property is a mix of timber and pasture with plenty of room to add horses or other livestock to this farm.

The home has a new roof, furnace, windows, siding, appliances, and seller will provide up to \$5,000 for additional upgrades.

PROPERTY HIGHLIGHTS:

- Recently remodeled 3 bedroom, 2.5 bath home
- 78.5 +/- acres
- Pole barn for extra storage
- In-ground swimming pool
- Trophy deer & turkey hunting
- Excellent fishing on three stocked ponds
- Annual income from 33 +/- tillable acres
- Mineral rights included
- Property bordered by Cache River
- 5 Minutes from I-57, 10 minutes to Anna, IL, 25 minutes to Marion, IL



PRESENTED BY:

ERIC HOLZMUELLER, Ph.D.
LAND/FORESTRY SPECIALIST

M: (618) 713-0034

P: (855) 573-5263 x705

eholzmuller@trophy.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.Trophy.com
leads@trophy.com

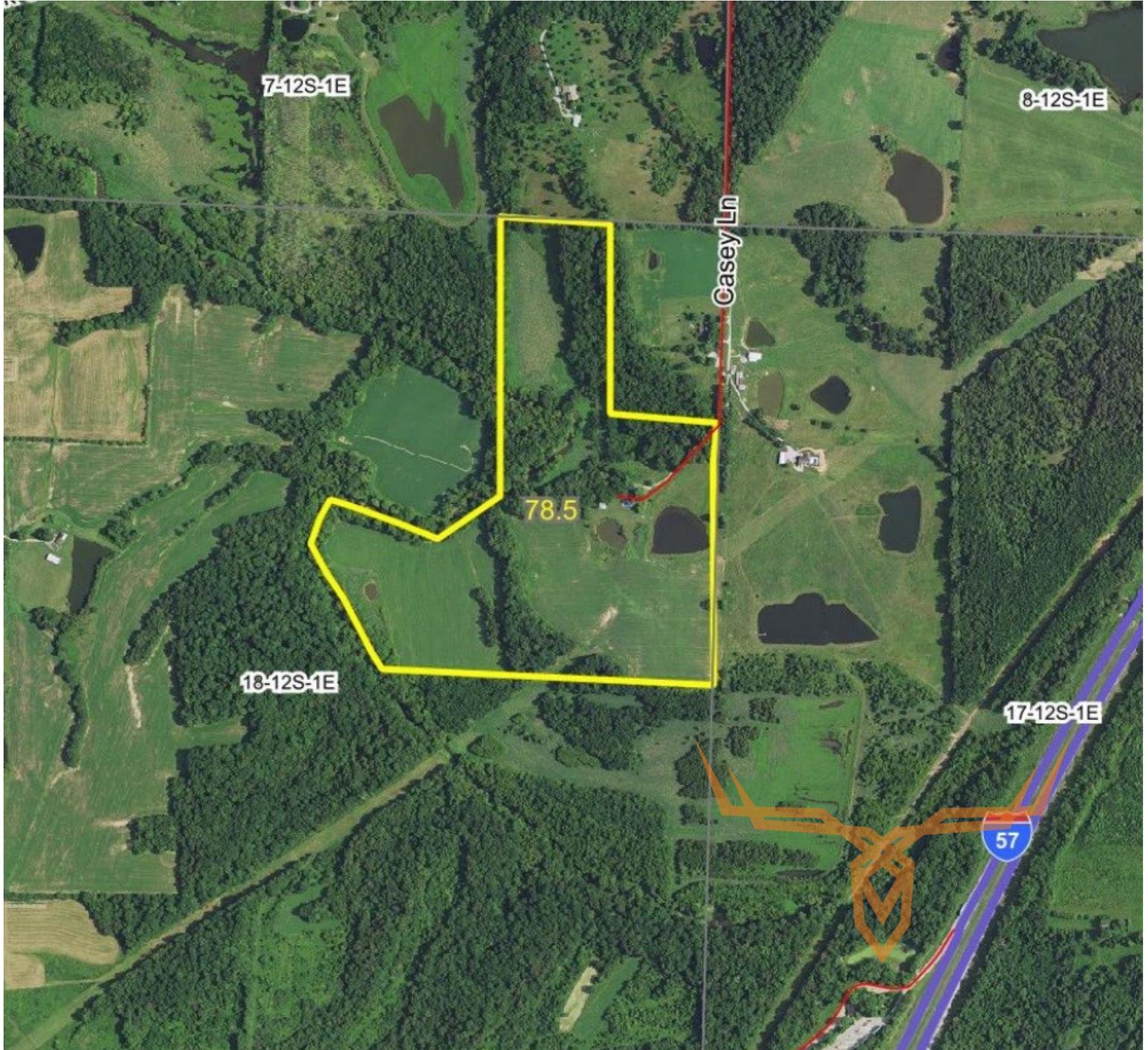


Union County Illinois Land & Home for Sale

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



www.TrophyPA.com • 855.573.5263 • leads@trohypa.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$1,967
TAX YEAR: 2016

