

110 +/- Acre Timber Property with Small Home for Sale Jackson County Illinois

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PROPERTY ADDRESS:

16178 Hwy 3
 Ava, IL 62907

PRICE: \$385,000

ACRES: 110

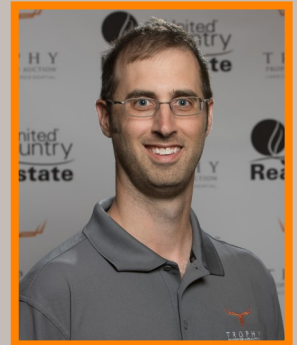
COUNTY: Jackson

PROPERTY DESCRIPTION:

Large tract of timber property with food plots and trail system in place. Close to St. Louis and Metro East area. Property is surrounded by large block of Shawnee National Forest that is not very accessible to general public. Small home located off Highway 3 provides a monthly rental income.

PROPERTY HIGHLIGHTS:

- Borders Shawnee National Forest
- Scenic vistas
- Excellent deer and turkey hunting
- Mix of thick cover, food plots, & maturing timber
- Well defined trail system
- 2 bedroom / 1 bath home currently provides rental income
- Less than 2 hours from Saint Louis area
- Seller is willing to divide property & sell 83 acres of forested property separately.



PRESENTED BY:

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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: \$1,132
TAX YEAR: 2017

