

80 +/- Acre Hunting Farm with Income for Sale Iuka, Illinois

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PRICE
 REDUCED



PROPERTY ADDRESS:

4786 Keller Road
 Iuka, IL 62849

PRICE: \$477,740

ACRES: 80

COUNTY: Marion

PROPERTY DESCRIPTION:

This 80 +/- acre farm for sale in Iuka, Illinois is a beautiful property that begins with the .25 mile gravel road giving you tons of privacy. A very well maintained 3 bedroom, 2.5 bath home with attached 2 car garage sits up on a hill overlooking the surrounding farms with amazing views!

This farm has been in the same family for 70 years and has been very well cared for. A new metal roof was installed in 2009 along with a new 24x20 addition & basement. There is a great patio out back that you can watch the deer every morning with the sun rise and a nice porch to watch the deer and turkeys out front with the sun setting in the evenings. An automatic whole home generator that kicks on if the electric goes out will convey with sale.

Multiple outbuildings are on the property including a 40x60 pole barn with concert floors, electric with extra outlets and ceiling fans (14 ft. trusses, 2-12' tall sliding doors, & a lean to with porch) built in 2009, a 24x24 work shop with concrete floors (1 garage door and a man door), a fruit cellar, a small workshop and another small storage shed. All outbuildings will provide plenty of storage for tractors, vehicles or any other equipment.

This property could be great for family weekend getaways, an investment property, horses, 4 wheelers, a vineyard or whatever you're looking to do. If you walk this property you will fall in love with it and see the possibilities.

PROPERTY HIGHLIGHTS:

- Well maintained 3 bed, 2.5 bath home
- 60x40 concrete floor pole barn
- 24x24 concrete floor work shop
- 23.8 acres of income producing tillable ground
- 16.7 acres CRP ground with income
- 12.4 acres of hay ground
- Possible lake site
- Awesome views
- Private and secluded location
- Loaded with deer & turkey



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: \$4,000
TAX YEAR: 2016

