

# 391 +/- Acre Illinois Farm & Hunting Property with Farmhouse for Sale

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## PROPERTY ADDRESS:

11093 Riehl Lane  
Godfrey, IL 62035

**PRICE:** \$2,365,500

**ACRES:** 391

**COUNTY:** Madison

## PROPERTY DESCRIPTION:

Income producing property with views, and deer, and ducks! All of these features are included in the price of this property. To find 391 +/- contiguous acres above the Mississippi River and this close to St. Louis, MO and Alton, IL is a rare find. It is amazing how many unique features this property has. There are 159 +/- acres of productive tillable that are free and clear for farming in 2019.

The farm has majestic views overlooking the Mississippi River at the end of the agriculture fields. They are incredible building sites for a home or a lodge. The timber on this property is home to a mature deer herd that has had limited pressure over the years. The seller has built a waterfowl impoundment area complete with levees and stop gap water control structures. There are several outbuildings for storing equipment.

There is an older 2 story farmhouse with 4 bedrooms and 1.5 bathrooms that is being sold as is/where is. This cozy farmhouse has been occupied by the caretaker's family for several years. It has been well maintained and has some updates. The kitchen and dining areas are bright and sunny and open on to the wrap around porch. Big trees and beautiful land add to the charm of this country home. All furniture, appliances, and personal property are excluded from this listing. A listing of exclusions can be provided.

There is also additional acreage available for sale. Qualified buyers should contact the listing agent to schedule an appointment to see this magnificent property.

## PROPERTY HIGHLIGHTS:

- 391 +/- acres
- 159 +/- acres of tillable currently in production and open for 2018
- 14 +/- acre waterfowl impoundment area with stop gap water control structures
- 2 story farmhouse, 4 bedrooms, and 1.5 bathrooms—being sold AS IS/WHERE IS.
- Additional acreage available



**PRESENTED BY:**

**PHIL BROWN**

**Broker/Partner**

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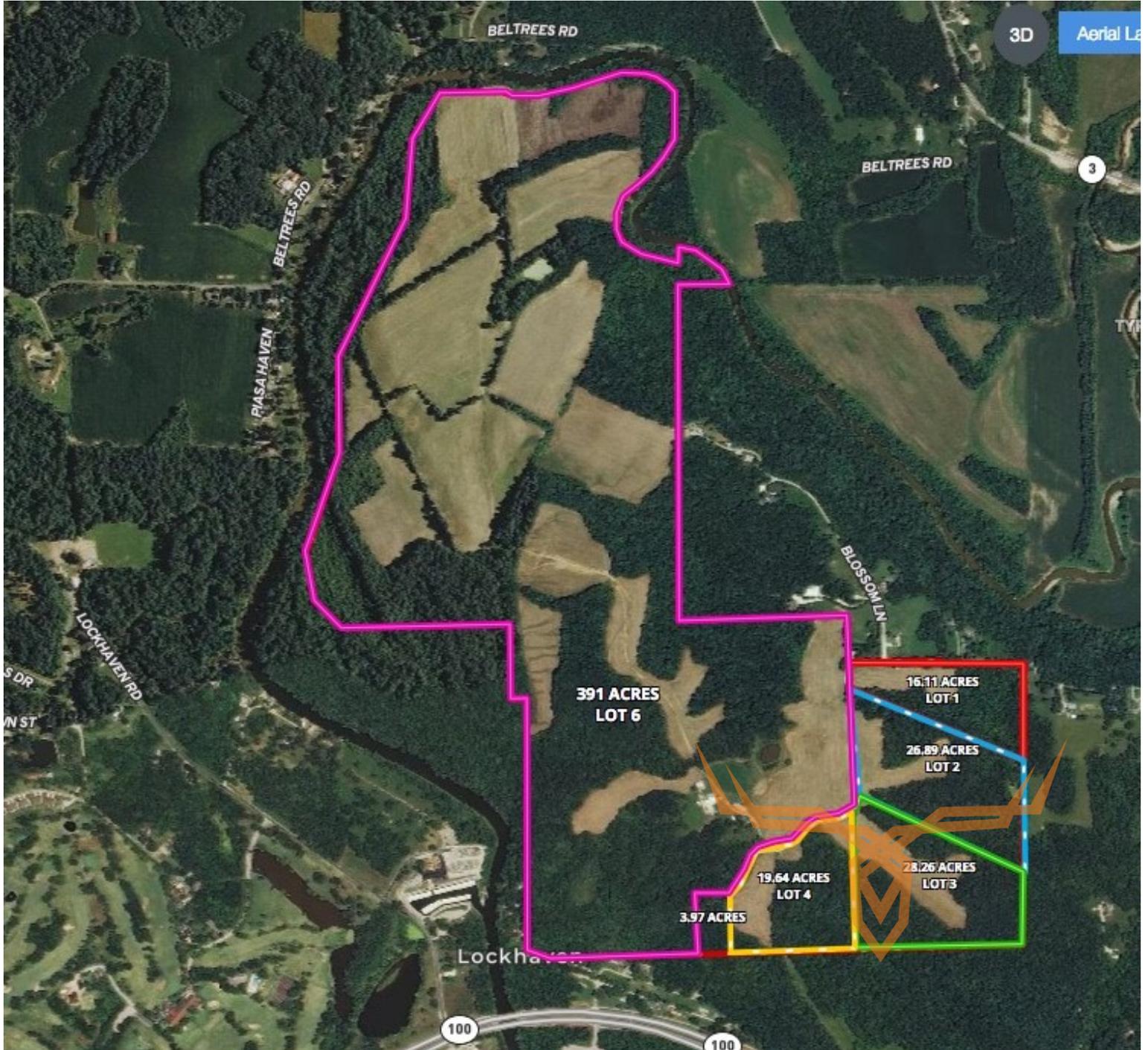
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals