



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Tiny Home with Barn, Tillable, Pond and Timber 16.93 acres in Jefferson County, IL

www.TrophyPA.com | (855) 573-5263 | leads@trophy.com



PROPERTY ADDRESS:
21943 Douthitt Lane, Dix, IL 62830

PRICE: \$159,000

ACRES: 16.93

COUNTY: Jefferson

PROPERTY HIGHLIGHTS:

- All new remodeled tiny home
- 30' x 50' pole barn
- 1-acre pond
- 11 acres of tillable income
- Woods and pasture

PROPERTY DESCRIPTION:

This Tiny Home features approx. 790-800 sq ft with 2 bedrooms and 1 bath and an extra loft where you could add a bed. The home was gutted down to the studs and everything was replaced - new Roof, new windows, new electric wiring, new on-demand hot water heater, new R38 insulation, NEW you get the point. The sellers used old barn wood on some of the walls and old barn wood floors for a rustic look. There are 11 acres of tillable earning \$140 per acre cash rent every year or if you're looking for more hunting, put the 11 acres tillable into CRP and plant warm season grasses or CRP trees. There are a couple great places for food plots as well and as you can see from the picture the seller buys back some of the tillable from the farmer. The seller has seen up to 30 deer in the field at a time and up to 50 turkeys, so the property is overrun with deer and turkeys. Putting the tillable into grasses or trees would just hold more of them. The pond was dug out in 2019 and is full of fish. The pole barn is older but is in good shape. Currently the farmer pays the sellers to store his trailers - you could easily put concrete floor and put one more wall up to enclose it for a great workshop. The Tiny Home could be used when you want to use it and then rented on Vacation Rental by Owner or Air B&B and could possibly make \$100 night, if you only rented it for 4-5 months that would be \$15,000 a year income plus the tillable income. That is a great return on your investment and with the volatility in the stock market, now is the time to put your money into land that makes a return. The 16.93 acres could also be split up into 2-4 acre lots and sold for more per acre and keep what you want.



PRESENTED BY:

SHANE YEARIAN
Land Specialist

M: (618) 830-2825

P: (855) 573-5263 X710

E: syearian@trophy.com

Trophy Properties and Auction

15480 Clayton Road,
Suite 101

Ballwin, MO 63011
www.TrophyPA.com
leads@trophy.com



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Tiny Home with Barn, Tillable, Pond and Timber 16.93 acres in Jefferson County, IL

www.TrophyPA.com | (855) 573-5263 | leads@trophy.com



 Pond / Tank  Boundary

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.