



138.5 +/- Acres Illinois Tillable Land for Sale with Timber Lake & Creek - Madison Co.

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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PRICE IMPROVED



PROPERTY ADDRESS:

10903 State Rte 140
Alhambra, IL 62001

PRICE: \$600,000

ACRES: 138.5

COUNTY: Madison

PROPERTY HIGHLIGHTS:

- Excellent homesite overlooking a private 4.5 +/- acre lake.
- Highland Community School District
- Annual income of \$10,421.
- Property enrolled in Continuous CRP program through September 30, 2034.
- Program consists of CP22 riparian buffer trees and CP21 grass filter strip acres.
- Annual income of \$1,200 from cash rent on 7 +/- acres.
- 40 minutes from St. Louis
- Close to Interstate 55
- Easy access via recorded legal easement off Hwy 140

PROPERTY DESCRIPTION:

138.5 acres in Madison County, IL with 4.5 +/- acre lake. This property would be an excellent site for a home overlooking your own private lake. The lower elevation portion of the property has Silver Creek running through it which provides great turkey and deer hunting, along with \$10,421 annual income from a CRP contract which runs through September 30, 2034. There is additional income of up to \$1,200 from cash rent on the tillable portion by the lake. A combination property providing residential site, hunting/fishing, and income is a rare find. Don't let this one get away!



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