



Nice Ranch Home with Acreage for Sale - Hardin County

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

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PRICE IMPROVED



PROPERTY ADDRESS:

335 Rosiclare Rd
Golconda, IL 62938

PRICE: \$240,000

ACRES: 70

COUNTY: Hardin

PROPERTY HIGHLIGHTS:

- Nice 1,500 sq. ft. brick home
- 30 +/- acres tillable ground
- 40x60 barn
- Additional 200+ acres available to hunt (owned by Seller)
- Creek
- Food plots
- Full of deer & turkey

PROPERTY DESCRIPTION:

Are you looking to move to the country or find a great weekend home for the family? This property offers just about everything. The 3 bedroom, 1 bath home would make a weekend or permanent residence and has been very well kept. There is a big 40x60 barn for plenty of storage or could be converted into a party barn for events. There are 30 +/- acres of tillable ground that makes creating approx. \$3,000/yr of income. There are 2 established food plots. One of the biggest benefits to this property is the Seller owns another 200 +/- acres and said that a Buyer could hunt the rest of his land. The tillable could be put into CRP warm season grasses and food plots planted or just planted with screens everywhere and some crops untouched. The Listing Agent has sold multiple farms on this road and the deer density is extremely thick! The Mississippi River is only about a mile away for boating and fishing in the summer.



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