



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

Productive Bottom Ground for Sale - Jackson County

www.TrophyPA.com • (855) 573-5263 • leads@trophyhpa.com



PROPERTY ADDRESS:

00 Lovers Lane
Gorham, IL 62940

PRICE: \$1,007,500

ACRES: 155

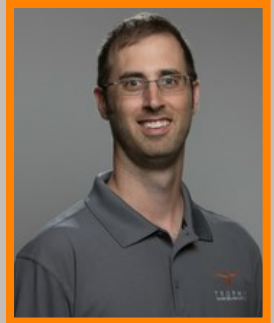
COUNTY: Jackson

PROPERTY HIGHLIGHTS:

- 155± acres
- 29 ponds ranging from 1 to 6 acres in size
- 3 wells
- 15 ± acres in timber
- 17 ± acres currently in tillable
- 120x40 barn with electric that is set up for fish farm
- Additional acreage available

PROPERTY DESCRIPTION:

Easily accessible property along Highway 3 in Jackson County, Illinois. Property is a mix of ponds, tillable and bottomland timber that allows for revenue production and excellent waterfowl and deer hunting. A 900 ± ac block of Shawnee National Forest borders the property to the south and offers additional hunting opportunities. Water levels can be controlled at each pond. Prior to utilizing the property as a fish farm, it was in agricultural production and it is possible to remove the ponds to increase the amount of tillable acreage on the property. Large barn provides space to keep your equipment out of the elements. Property is 20 miles from Carbondale, IL, 40 miles from Cape Girardeau, MO, and 90 miles from St. Louis, MO.



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