



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

Versatile 99± Acre Tract for Sale - Alexander County Illinois

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PROPERTY ADDRESS:

00 Rock Springs Hollow Rd.
 Thebes, IL 62990

PRICE: \$346,500

ACRES: 99

COUNTY: Alexander

PROPERTY HIGHLIGHTS:

- 23 acres tillable
- 16 acres pasture
- Mature timber Walnut, White oak, and other hardwoods
- Electric and water at road
- Multiple creeks
- 10 min from Cape Girardeau MO
- 110 acres with home for sale next door if you want 209 acres total

PROPERTY DESCRIPTION:

This expansive property spanning 99 acres, located in Alexander County, Illinois, presents a versatile and appealing opportunity. Encompassing a variety of features, it boasts 23 acres of productive tillable land that generates a steady income. Additionally, there are 16 acres of pastureland, offering the potential for agricultural cultivation, conversion into food plots, or retention as grazing space for horses or cattle. The property is enhanced by its numerous creeks, contributing to its natural charm and character, while also providing picturesque views. Dotted with mature timber, including Walnut, White Oak, and other valuable hardwoods, the landscape exhibits a rich and diverse ecosystem. Convenient access to electricity and water is available along the main road, and the property offers excellent prospects for establishing a residence or cabin. A thoughtful recommendation is to allocate approximately 10 acres for the creation of food plots, while designating the remainder for CRP (Conservation Reserve Program) tall warm season grasses. This prudent land use strategy contributes to both the property's ecological diversity and its potential for sustainable income. This exceptional farm presents an opportunity that is sure to leave a positive impression. Exploring the property firsthand will undoubtedly confirm its value and potential, making it a noteworthy investment.



PRESENTED BY:

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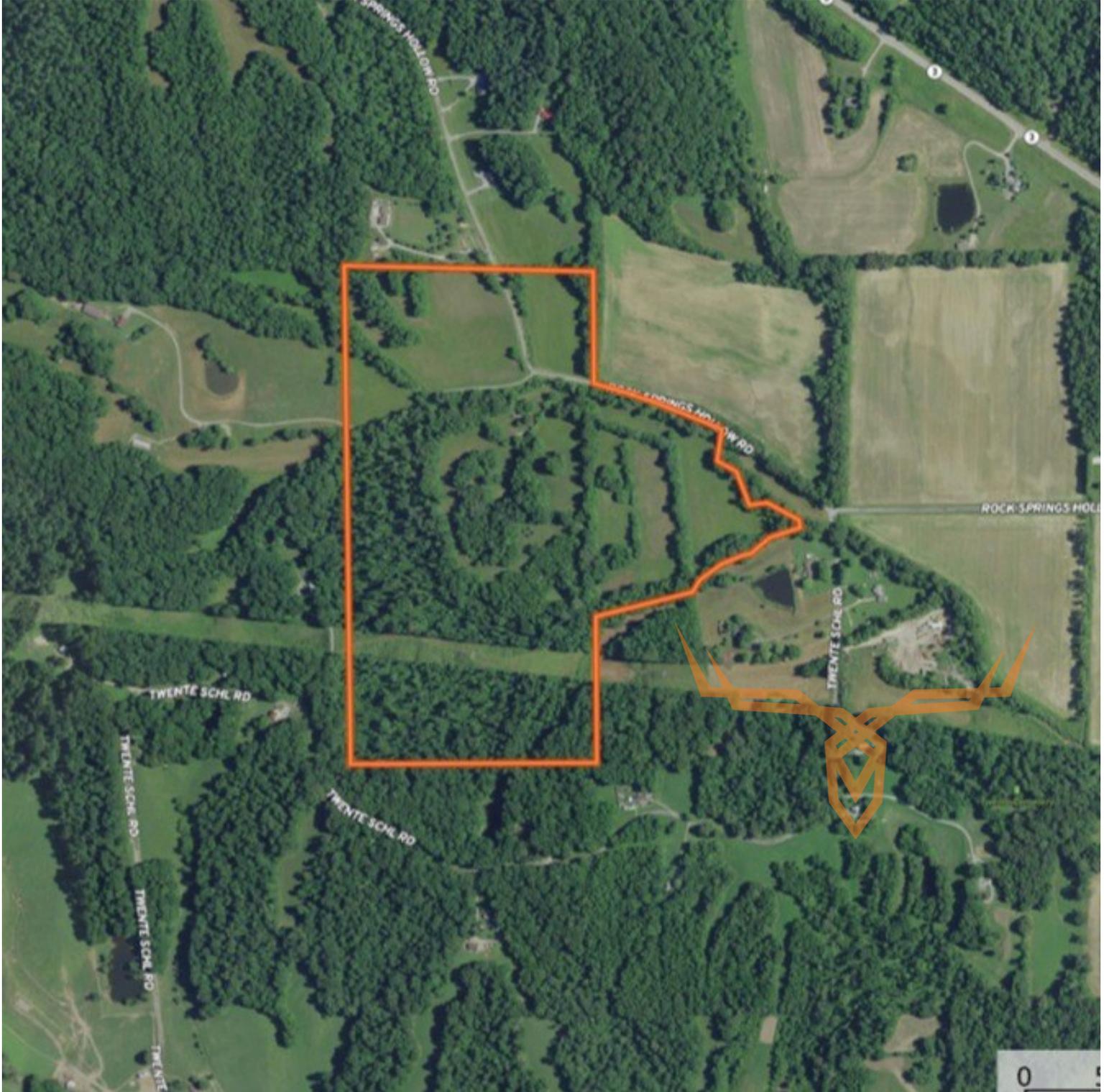
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with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