



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

Hancock County Illinois Home & Acreage for Sale

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PROPERTY ADDRESS:

2551 N County Road 800
Nauvoo, IL 62354

PRICE: \$749,000

ACRES: 157±

COUNTY: Carroll

PROPERTY HIGHLIGHTS:

- Wide concrete driveway all the way to the garage and barn.
- Geothermal heating and air conditioning with favorable electrical rates.
- Oak kitchen cabinets and oak crown molding on main floor. The kitchen has two ovens and a unique banking Center.
- All doors are six-panel solid core
- Large emergency power whole house generator that comes on automatically when power fails.
- Efficient wood burning fireplace on main level and a wood burning stove upstairs.
- Easy firewood handling to the fireplace
- Spacious master bedroom and bath with extra-large bathtub
- Fruit bearing orchard with apricot, plums, peaches and pears
- Upstairs storage room over garage can be converted to a bathroom
- One-acre pond on the north-east side of the property and a private shooting range
- Three level barn with ample room for yard equipment and space for workshop
- A water well supplies ample water for entire house with good tasting water
- Easy access to garage from kitchen upstairs and sunroom
- Basement with bedroom and bathroom space for pool table and ping pong table
- House has six bedrooms (one used as an office with built-in bookshelves and cupboards) and three bathrooms and two half bathrooms
- The home is surrounded by beautiful forests which supplies an ample amount of firewood
- Enjoy all the comforts of modern living in a beautiful country setting



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PROPERTY DESCRIPTION:

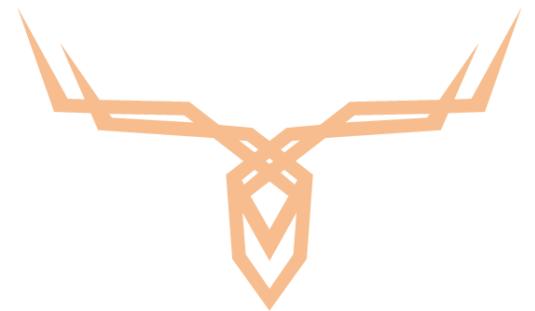
Welcome to 14.5± acres in peaceful Hancock County, Illinois. This five bedroom home with four full baths and two half baths combines modern comfort with a charming country setting, surrounded by woods and grasslands.

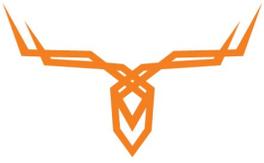
A wide concrete driveway welcomes you, leading to the garage and barn, setting the stage for convenience and accessibility. The geothermal heating and air conditioning system ensures energy efficiency, coupled with favorable electrical rates. The main floor boasts oak kitchen cabinets and crown molding, complemented by two ovens and a unique baking center, all accentuated by the durability of six-panel solid core doors.

Practical features include a large emergency power whole house generator with a GM V8 engine, an efficient wood-burning fireplace on the main level, and a wood-burning stove upstairs. Firewood handling is made easy, adding to the property's functionality. The master bedroom and bath offer a spacious retreat, featuring an extra-large bathtub.

Outdoors, a fruit-bearing orchard with apricot, plum, peach, and pear trees graces the landscape. A one-acre shared pond on the north-east side and a private shooting range cater to outdoor enthusiasts. The three-level 18x28 barn provides ample space for yard equipment and a workshop.

The residence spans 2,446 SF on the main floor, with an additional 154 SF sunroom, 1,614 SF on the second floor, and 598 SF in the attic. A deep well with a pump replaced last summer feeds an 1800-gallon cistern, ensuring a reliable water supply. Conveniently located minutes from historic Nauvoo, IL, and within a short drive of Fort Madison, IA, Keokuk, IA, and Quincy, IL, this property offers easy access to urban amenities while embracing the tranquility of a country setting.

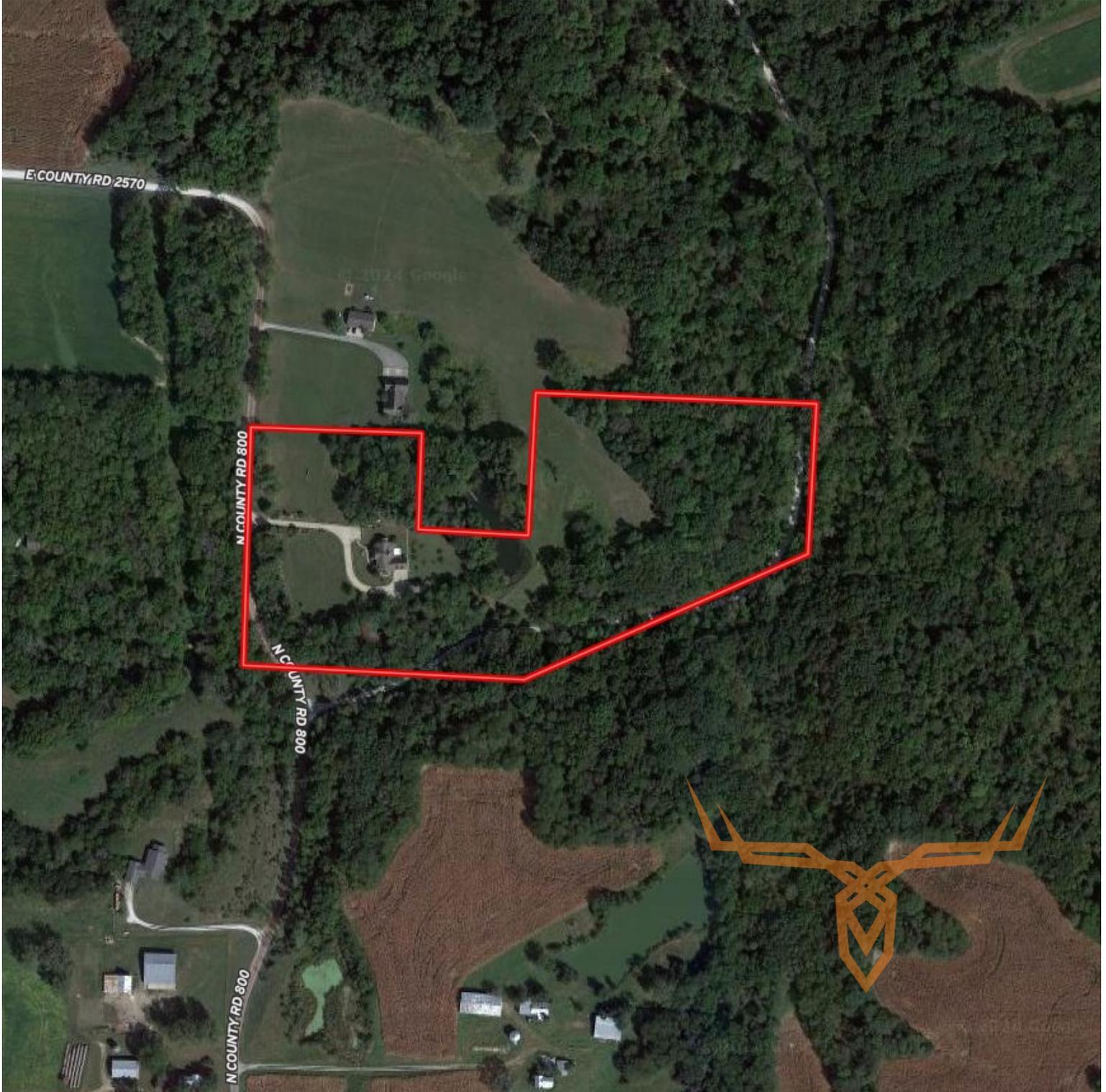




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals