

# Illinois Country Home with 10 +/- Acres for Sale in Mt. Vernon



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophyhypa.com



**PROPERTY ADDRESS:**  
18633 E. Angling Rd.  
Mt. Vernon, IL 62864

**PRICE:** \$120,000  
**ACRES:** 10  
**COUNTY:** Jefferson

## PROPERTY DESCRIPTION:

This is a great little property just east of Mt Vernon with a nice little old farm house. Even though the house was built in 1890's it's in great shape and very solid. Seller is selling as is/where is, but has done some work and is currently working on the house now. There is a great wrap around porch in the front of the house. If you're looking to down size and have a solid little house you need to look at this one.

With 10 acres there is plenty of space for hunting or a horse or 2. There is also a great location for a possible lake right next to the house. This property is just outside of Mt. Vernon in Webber Township so the taxes are still low but close to town. The area is loaded with deer and turkey and there is a perfect location in the back to clear a food plot.

## PROPERTY HIGHLIGHTS:

- 10 +/- acres
- 2Bd/1BA country home
- Timber ground
- Possible lake site
- Close to town
- Deer & turkey hunting
- Possible for horses



## PRESENTED BY:

**SHANE YEARIAN**  
**Land Specialist - IL**

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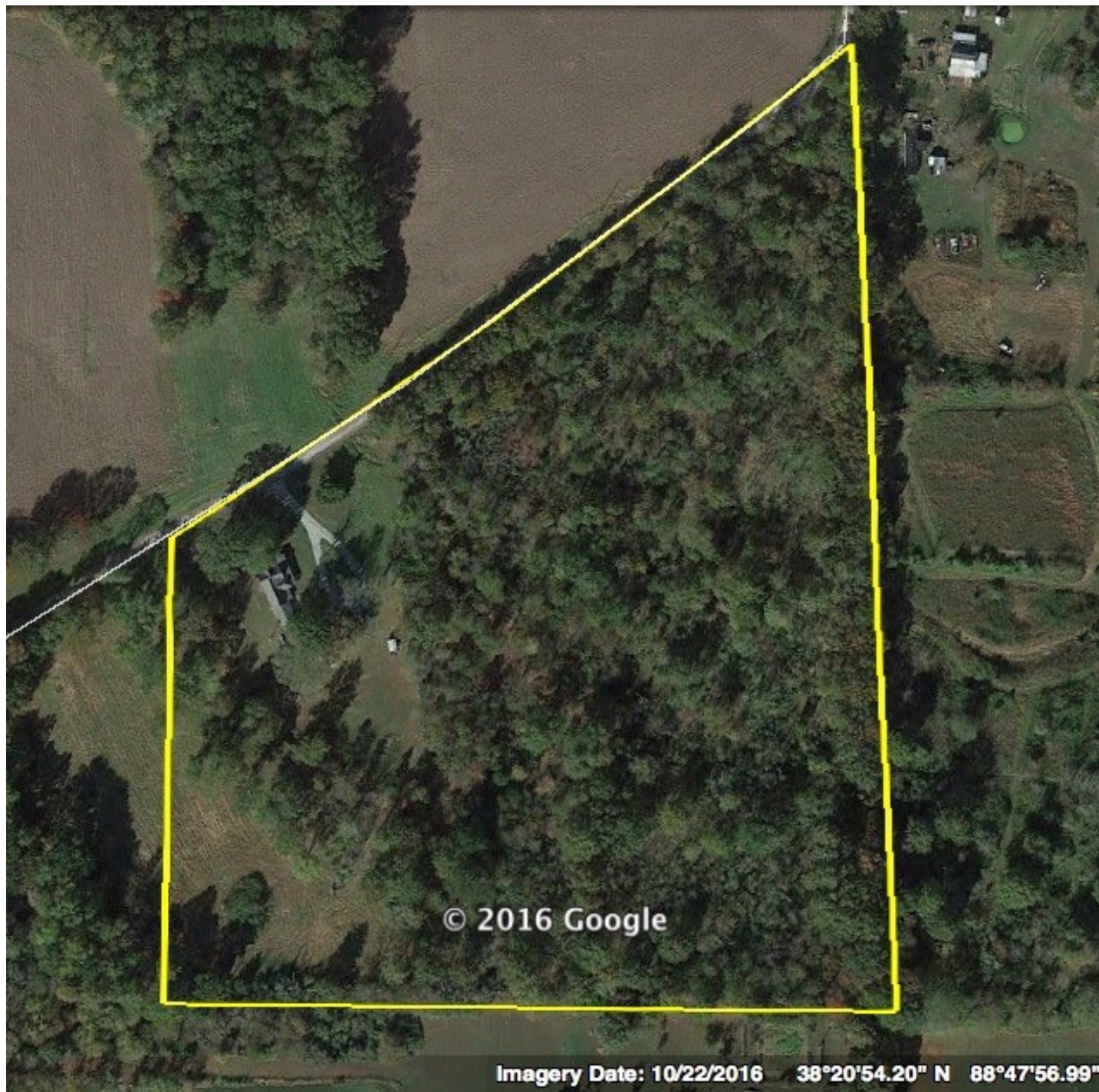
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**TAXES:** \$477.84

**TAX YEAR:** 2015

**TILLABLE:** 0 Acres

**TIMBERED:** 9 Acres

**PASTURED:** 0 Acres