

# 40 +/- Acre Property for Sale in Dix, Illinois - Great Cattle, Equine or Hunting Land

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## PROPERTY ADDRESS:

7721 Dix Irvington Road  
Dix, IL 62830

**PRICE:** \$150,000

**ACRES:** 40

**COUNTY:** Jefferson

## PROPERTY DESCRIPTION:

This 40 +/- acres consists of about 25 +/- acres of pasture and 15 +/- acres of timber that is fenced. This property has many possibilities from hunting to raising cattle, horses or a site to build your dream home. There are a couple possible locations to build a lake or pond. With almost 4000 ft. of road frontage there is also the possibility of splitting the property up and selling smaller parcels for a great investment. With a little work this property would be a nice recreational hunting property just needs food and cover.

The property is only about 55 min from St. Louis and close to Mt. Vernon and Centralia, Illinois.

## PROPERTY HIGHLIGHTS:

- 40 +/- acres with mix of pasture & timber
- Possible recreational ground
- Possible cattle or equine property
- Possible home site or investment ground
- Possible lake/pond site



**PRESENTED BY:**

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**TAXES:** \$1966

**TAX YEAR:** 2016

**TILLABLE:** 0 Acres

**TIMBERED:** 15 Acres

**PASTURED:** 25 Acres

