

40 +/- Acre Recreational Tract South of Iuka, IL for Sale

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PROPERTY ADDRESS:

00 Metcalf Road
 Iuka, IL 62849

PRICE: \$140,000

ACRES: 40

COUNTY: Marion

PROPERTY DESCRIPTION:

People ask me all the time for property south of Iuka; well here it is! This 40 +/- acres for sale in Marion County Illinois is located right in the middle of a lot of big timber and agricultural land. Its one big funnel! The property is really secluded located on an unmaintained County Rd. The seller spend \$1,000's of dollars fixing it up with a new culvert. If you're looking to build a nice private house, there is a great spot for a home or cabin in the NW corner of the property and a spot you could possibly build a 3 acre lake. A nice creek is located in the center of the property that the deer travel along to get back and forth from neighboring timber.

With a little work, this 40 +/- acres has great potential. One recommendation would be to clear a couple spots on some of the ridges and plant food plots for different wind directions.

PROPERTY HIGHLIGHTS:

- Secluded location
- Nice creek
- Possible 3 acre lake site
- Possible home/cabin building spot
- Full of deer sign



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

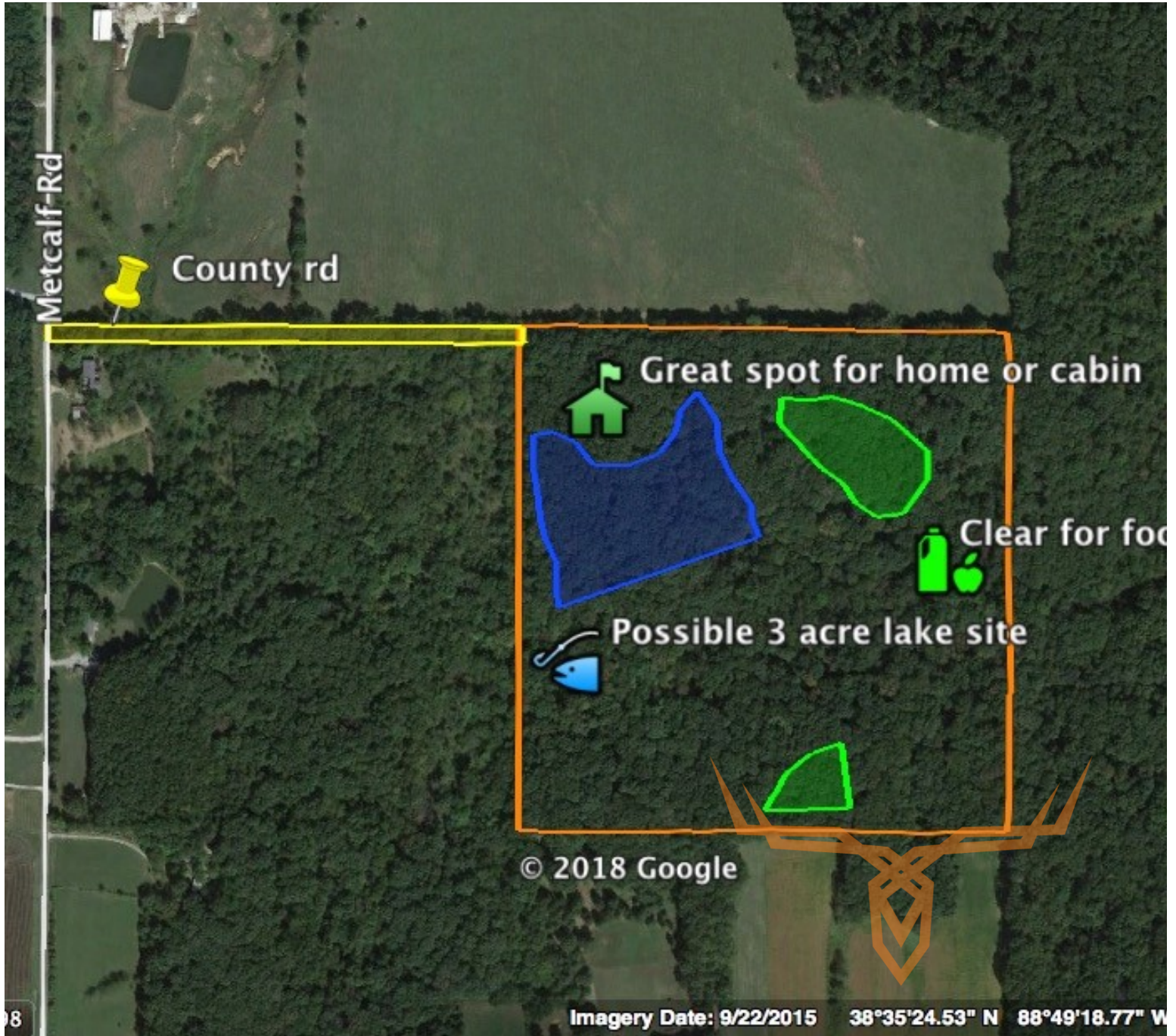
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$120
TAX YEAR: 2016