



# 56 +/- Acre Hunting or Home Site with Lake Outside Greenville Illinois

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

www.TrophyPA.com • 855.573.5263 • leads@trophyPA.com



## PROPERTY ADDRESS:

00 Plant School Avenue  
Greenville, IL 62246

**PRICE:** \$249,000

**ACRES:** 56

**COUNTY:** Bond

## PROPERTY DESCRIPTION:

If you're looking for a great all around farm these 56 +/- acres have it all. A gated private driveway passes a private alfalfa field on the way to a 24x40 pole barn that has been fixed up with a cozy, 1 bedroom, 1 bath cabin with enough storage for 4 wheelers and/or a tractor and tools. There is a 2-3 acre lake right behind the cabin that could possibly be enlarged into a 6-7 acre lake.

The Mature timber has great trail system throughout and an awesome 2.5 acre hidden field surrounded by mature timber. There is a creek that flows through the property as well. The 8-10 acres of fields could be planted in Corn, Beans, Turnips, Clover, Oats, Rye Grass, sugar beets and more for food plots.

The property is full of deer and turkey. If you're looking for a nice hunting property, a place to hang out, or a place to build a custom home, this is a place to check out!

## PROPERTY HIGHLIGHTS:

- 56 +/- Acres
- 8-10 acres tillable or pasture
- 24x40 pole barn with 1 bed, 1 bath cabin
- 2-3 acre lake
- Very secluded
- Mature timber



**PRESENTED BY:**

**SHANE YEARIAN**

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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: \$385**

**TAX YEAR: 2017**