



80 +/- Acre Property for Sale with Home/ Cabin in Alexander County

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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



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PRICE
REDUCED



PROPERTY ADDRESS:

00 Pigeon Roost Rd.
Olive Branch, IL 62969

PRICE: \$399,000

ACRES: 80

COUNTY: Alexander

PROPERTY DESCRIPTION:

This beautiful 80 +/- acre property for sale is located in Alexander County, Southern Illinois and has to be walked to appreciate it. Entering the property, you drive down the .25+ mile of private, dead end, rock road, through timber, up a big hill to an awesome 1,800 sq. ft., 2 bedroom, 1.5 bath cabin/home. In the fall, when the trees are bare, the views are spectacular!

Walking into the cabin, the beautiful stained concrete floors and knotty pine throughout are initial indications that this home was built with quality in mind. The open floor plan, vaulted ceilings and many windows allow you to take in the surrounding mature timber and the 2 acre lake below. A large loft area provides for extra sleeping arrangements when guests stay over and a nice sized attached garage allows for storage and a detached car port.

The property itself consists of very mature timber and has ATV & horse trails throughout for very easy access walking or riding. 3-4 established food plots have been planted for different wind directions and as you can see from some of the trail pictures, the giant bucks love to pass by these stands in broad day light.

The 2 +/- acre lake has its own private island and is full of big bass, crappie and blue gill and is great for summer fish fries or cooling off in on the hot summer days. 2 nice box blinds will convey with the sale and are all ready to hunt! The 80 acres are also adjacent to 1000's of acres of Shawnee National Forest for access to more hunting. So in essence you can buy 80 acres to have access to 1000s and the great thing is that it's nearly impossible for others to access this part of the national forest so it's like your own refuge because the ground is so rugged and steep!

PROPERTY HIGHLIGHTS:

- 80 +/- acres with access to 1,000s more!
- Adjacent to Shawnee National Forest
- Located on a private, dead end road
- 2 +/- acre lake
- Beautiful 1,800 SF home/cabin
- Trophy whitetail deer
- Established food plots
- Existing trail system.



PRESENTED BY:

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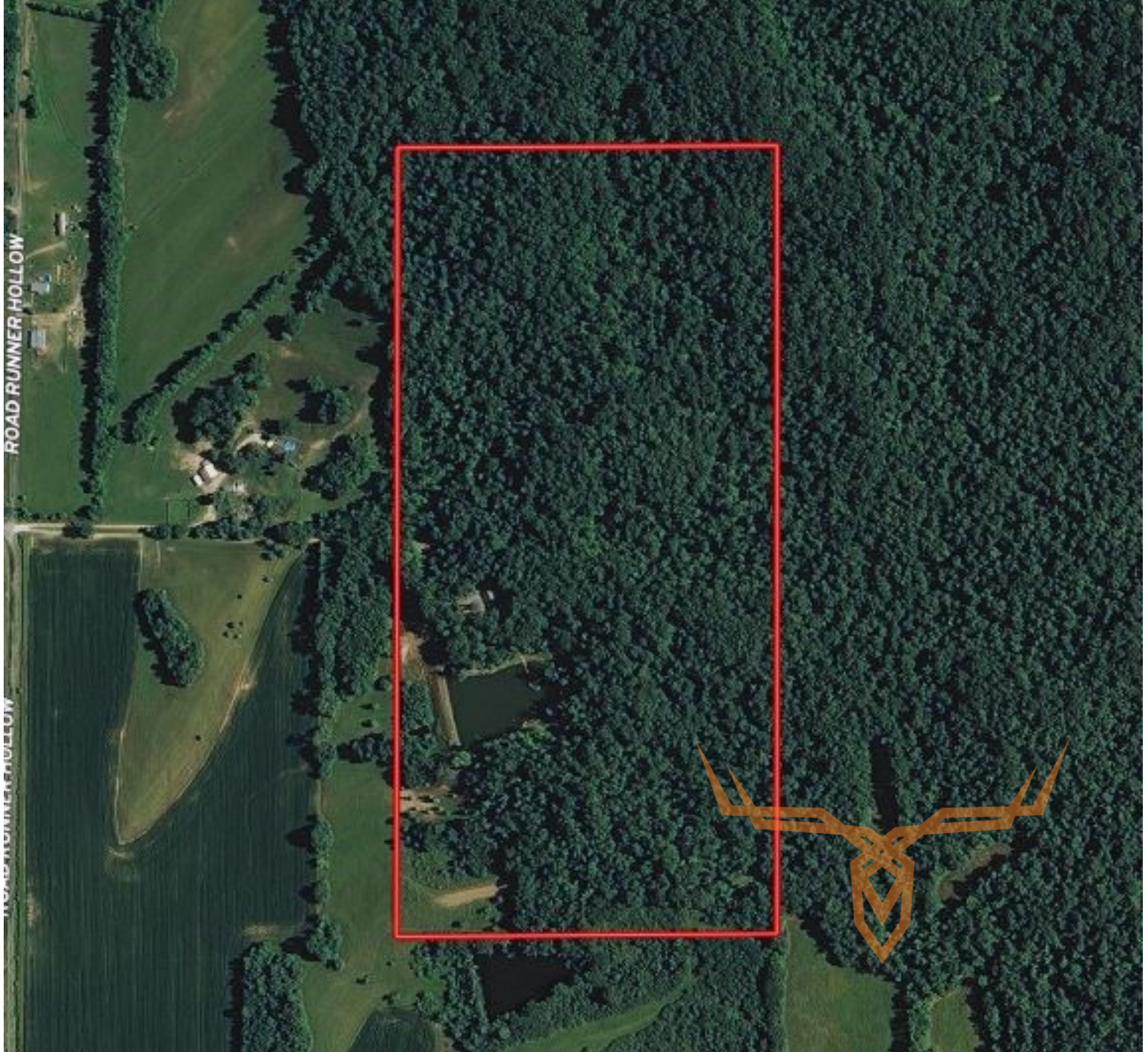


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$3,200
TAX YEAR: 2017

