

40± Acre Illinois Hunting/Weekend Getaway with Home for Sale - Hardin County

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

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PROPERTY ADDRESS:

47 Grand Pierre Dr.
Golconda, IL 62938

PRICE: 297,970

ACRES: 40±

COUNTY: Hardin

PROPERTY HIGHLIGHTS:

- Country living oasis
- 3 bed, 2 bath home with covered deck
- Garage with concrete floor and electric
- Changing shed with electric
- Great hunting
- Established food plots
- Trail system
- Stocked pond
- Hunting blinds convey with sale

PROPERTY DESCRIPTION:

Welcome to the Hardin 40 getaway. This is a property you do not want to slip through the cracks. Having endless opportunity for a recreationalist, outdoor enthusiast, or secluded home away from the madness of everyday life. This property fits the needs of many and you shouldn't hesitate to come look!

The first thing you notice is turning up the very well maintained drive, the nice kept timber to your left and the first of many producing food plots to your left. Venture a bit further and you will catch a glimpse of the house nestled at the top of the hill, thriving food plots cascading down to the pond to your left and the feel of being out in the middle of your very own paradise.

A very well maintained 3 beds, 2 bath home on this property with a newly rustic feel. Boasting 1,700± sq. ft. of living space, this home is perfect for many whether wanting to live full-time or turn this into your weekend retreat! The home received a new roof and



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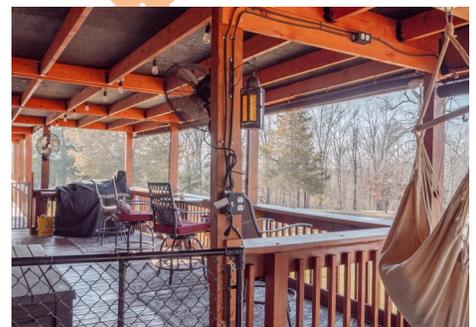
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furnace/air conditioner in the fall of 2020. There was a new custom walk-in shower installed as well. Additionally, the home comes with appliances (stove, built in microwave, refrigerator, and dishwasher), living room couch, love seat and custom-built corner table, dining room high top table. As you step outside of the home you will enjoy the large, covered porch with sunshades and a hot tub to stay!

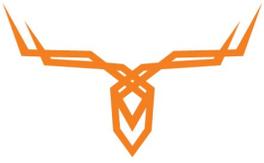
The 40 ± acres are second to none when you consider what you get, and the amount of care put into the ground. Very well-established food plots (corn, beans, turnips, radishes) have been thoroughly thought out to bring deer to you. Three standing blinds that will convey with sale are positioned in a way to provide the best hunting opportunities possible. Trail systems branch to every part of this property allowing full access to every acre of ground.

This property offers tons of great hunting opportunities whether it be deer hunting, turkey, or small game. However, if hunting is out of season and you want to fill some nice morning or evening time the cabin by the pond is a great place to visit for good fishing options!

This property is simply a must see, filling the wants, needs, and desires of many different folks no matter what the end goal. Walking or riding the trail system, having your favorite cocktail while enjoying the sunset on the covered deck, getting away from the noise of everyday life in your own oasis. This property is ready for that new owner to dream big.



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



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