



# Alexander County Illinois Real Estate for Sale at iAuction - Formerly Known as The Cox Property

**T R O P H Y**  
PROPERTIES AND AUCTION  
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BIDDING ENDS THURSDAY, JUNE 27<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



**PROPERTY ADDRESS:**  
23866 Twente School Road  
Thebes, IL 62990

**ACRES:** 23.727  
**COUNTY:** Alexander

## AUCTION DETAILS:

**Preview Day Saturday, June 15th 9AM to 11AM.**

**Bidding Ends Thursday, June 27th at 10AM.**

This versatile property, 23.727 surveyed acres, is located just outside of Olive Branch, IL and is 10 minutes from Cape Girardeau, MO. Over 23 acres total, it has 15 acres of upland hardwoods with mature oak, hickory, and poplar and about 5 acres of pasture. There are two lean-tos on the property with over 2,500 sq ft in covered storage for all your equipment. There is also an old home on the property that has been vacant for some years and is currently uninhabitable. However, utilities are available, and a new owner could remodel, tear down, or build someplace else on the property as there are several additional homesites available.

The property has excellent hunting opportunities for deer and turkey, and it is close to the Shawnee National Forest and Horseshoe Lake Conservation Area for additional opportunities to explore!



## PRESENTED BY:

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.