



Pinckneyville Illinois Reservoir Lots for Sale at Auction - HWK Land Trust

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

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:
00 W. Lake Road
Pinckneyville, IL 62274

ACRES: 62.18±
COUNTY: Perry

AUCTION DETAILS:

3% Commission to Buyer's Agents!

Property Preview Saturday, May 10th 10AM to Noon.

Bidding Ends Wednesday, May 21st at 10AM.

Rare opportunity to own land on Pinckneyville Reservoir! These 62.18± acres are offered in 7 tracts, 5 with direct lake frontage. Each wooded lakefront tract offers gently rolling topography with potential build sites for homes overlooking the lake, privacy, and direct access to the water. Water and electricity available off West Lake Rd and Phlox Rd. These tracts are ideal for boaters, anglers, and outdoor enthusiasts. Build your own private dock and enjoy peaceful lake views right from your porch.

The property is easily accessible and only 73 miles from downtown St Louis and 40 miles from Mount Vernon.



PRESENTED BY:

JAMES RAFFERTY

Land Specialist

M: (618) 741-7525

P: (855) 573-5263 x764

E: jrafferty@trophy.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophy.com

leads@trophy.com



Pinckneyville Illinois Reservoir Lots for Sale at Auction - HWK Land Trust

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com

Lot 1: 10.4± Acres

- × Consists of approximately 10± gently rolling, wooded acres
- × Approximately 1400 ft of lake front
- × Beautiful views overlooking the lake
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV, no mobile homes, and 1 dock.

Lot 2: 10.6± Acres

- × Consists of approximately 10± gently rolling, wooded acres
- × Approximately 500 ft of lake front
- × Beautiful views overlooking the lake
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV, no mobile homes, and 1 dock.

Lot 3: 9.8± Acres

- × Consists of approximately 10± gently rolling, wooded acres
- × Approximately 500 ft of lake front
- × Beautiful views overlooking the lake
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV, no mobile homes, and 1 dock.

Lot 4: 9.8± Acres

- × Consists of approximately 10± gently rolling, wooded acres
- × Approximately 800 ft of lake front
- × Beautiful views overlooking the lake
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV, no mobile homes, and 1 dock.

Lot 5: 6.4± Acres

- × Consists of approximately 8± gently rolling, wooded acres
- × Approximately 200 ft of lake front
- × Beautiful views overlooking the lake
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV, no mobile homes, and 1 dock.

Lot 6: 6.45± Acres

- × Consists of approximately 7± generally flat to gently rolling acres
- × Approximately 2.3 acres of flat open ground
- × Approximately 4.7 wooded acres
- × Over 400 ft of road frontage
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV and no mobile homes

Lot 7: 8.73± Acres

- × Consists of approximately 10± generally flat to gently rolling, wooded acres
- × Over 1000 ft of road frontage
- × Great home-sites
- × Access to water and electricity
- × Restrictions are no more than 1 RV and no mobile homes





Pinckneyville Illinois Reservoir Lots for Sale at Auction - HWK Land Trust

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

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com

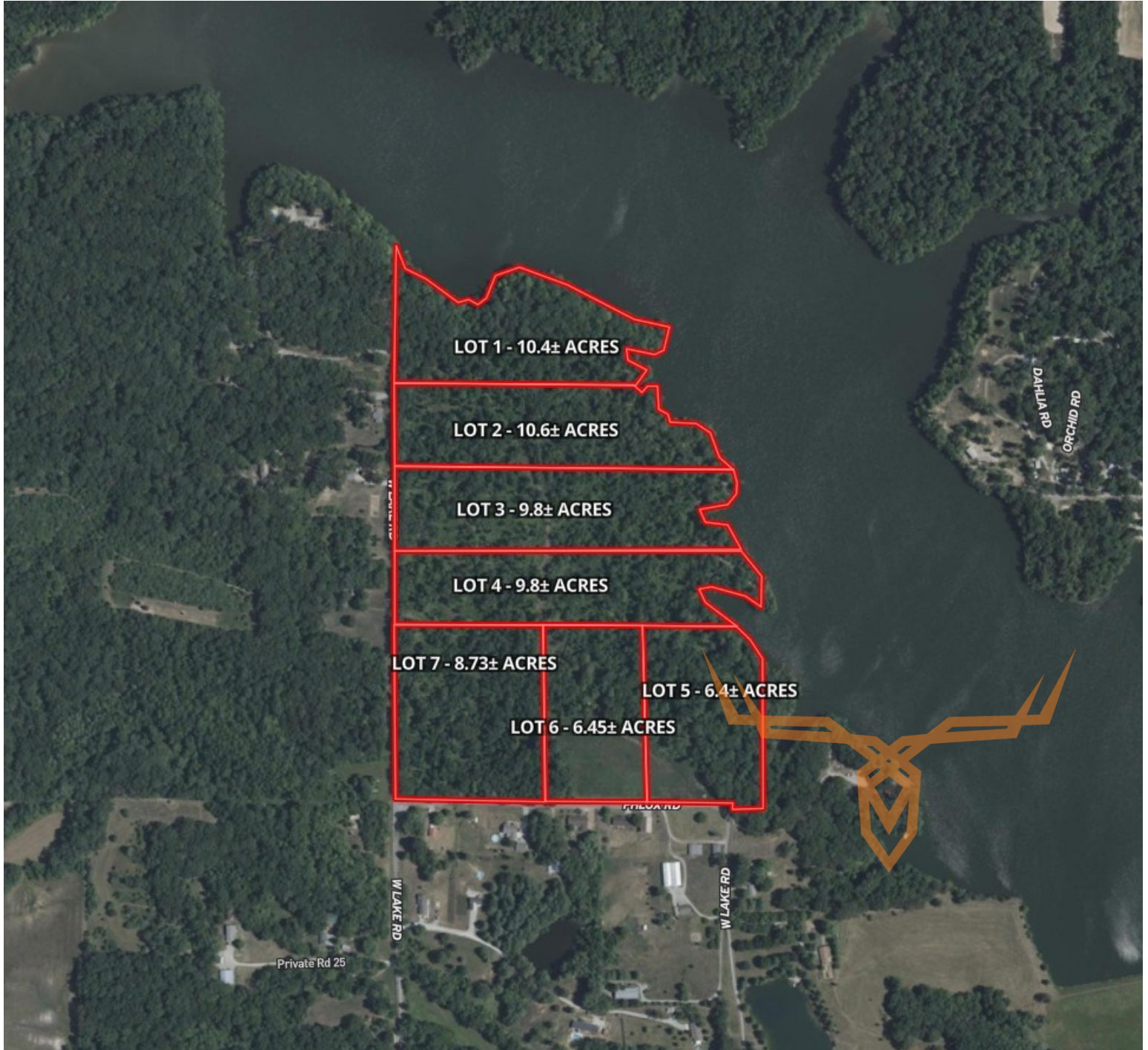




Pinckneyville Illinois Reservoir Lots for Sale at Auction - HWK Land Trust

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



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.