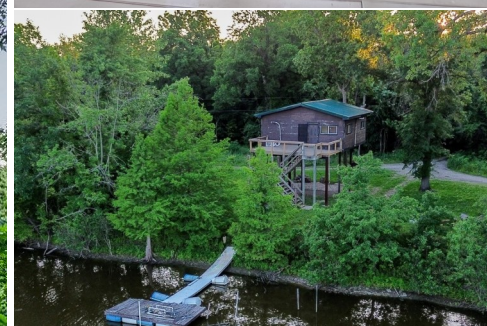


WELCOME TO 963 POHLMAN SLOUGH ROAD

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ADDRESS: 963 Pohlman Slough Rd, Brussels, IL 62013

PRICE: \$50,000

BEDROOMS: 2

BATHROOMS: 1

LIVING AREA: 626 SF

YEAR BUILT: Unknown

SCHOOLS DIST: Brussels

TAXES: \$398

TAX YEAR: 2024

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Elevated River Cabin w/Dock
- 2-Bedroom/1-Bath, 626 sq ft
- Recently Remodeled w/New Interior Finishes, Appliances, & Flooring
- New Split HVAC System
- Located on the Pohlman Slough
- Access to Mississippi & Illinois Rivers
- Minutes from Grafton, IL

PROPERTY DESCRIPTION:

Turn-Key Cabin Retreat in Southern Calhoun County!

Discover this elevated two-bedroom, one-bath cabin on Pohlman Slough, perfectly located with access to the Mississippi and Illinois Rivers. The property sits on land owned by the U.S. Army Corps of Engineers, with buyers required to be approved for a land lease. This cabin has been raised above the 1993 flood level and has recently been updated with brand new appliances, a mini-split HVAC system, flooring, and interior finishes. Furniture is included, making this a true turn-key retreat. Whether you're looking for a quiet getaway or a base camp for your wildlife hunting adventures, this property has everything you need. Conveniently located just a couple of miles from Grafton and accessible near the Brussels Ferry, it features a slough that leads directly to the rivers—perfect for outdoor enthusiasts.



PRESENTED BY:

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