

# 19 +/- Acre Recreational Farmland Property for Sale in Hamilton County Illinois

www.TrophyPA.com • 855.573.5263 • leads@trophyha.com



## PROPERTY ADDRESS:

00 Co. Rd. 625 East  
 Dale, IL 62829

**PRICE:** \$57,000

**ACRES:** 19 +/-

**COUNTY:** Hamilton

## PROPERTY DESCRIPTION:

This farm has been in the same family for many generations and is being offered for purchase for the first time in well over 80 years.

The mostly wooded property had a very select cut done 4 years ago. There are still a lot of tall nut bearing trees remaining. Since the cut was done, there is a nice mostly level spot already cleared up front to put a cabin or house. A water meter was put in by Hamilton County Water a few years ago so that cost is already taken care of and there is electric available at the road.

The property would make for a great recreation piece, a hobby farm, or a residence with privacy. Another plus is it is only 15 minutes from the heart of McLeansboro; 30 minutes from Benton; and 30 minutes from Eldorado.

If it's the recreational part that draws you to this property, this area is known for big deer and lots of turkey. There is an area in the middle of this farm that would be perfect for a food plot.

## PROPERTY HIGHLIGHTS:

- 19 +/- acres
- Offered for purchase for the first time in over 80 years
- Mostly wooded
- Large mature nut bearing trees
- Select cut harvest done 4 years ago
- Possible building site
- Water meter on property, electric available at the road
- Deer & turkey hunting
- Possible recreational tract, hobby farm or residential property
- Possible centrally located food plot location



**PRESENTED BY:**

**ABBY LINDAUER**

**Land Specialist - IL**

M: (812) 431-7575

P: (855) 573-5263 x723

alindauer@trophyha.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyha.com

leads@trophyha.com



# 19 +/- Acre Recreational Farmland Property for Sale in Hamilton County Illinois

[www.TrophyPA.com](http://www.TrophyPA.com) • 855.573.5263 • [leads@trophy.com](mailto:leads@trophy.com)



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:** \$85.98

**TAX YEAR:** 2016