

# 38 +/- Acre Illinois Property with Home for Sale - Jefferson County

**TROPHY**  
PROPERTIES AND AUCTION  
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**PROPERTY ADDRESS:**  
5339 E Dix Irvington Rd.  
Walnut Hill, IL 62893

**PRICE:** \$199,000  
**ACRES:** 38  
**COUNTY:** Jefferson

**PROPERTY HIGHLIGHTS:**

- 38 +/- Acres
- 1,568 sq. ft. 4 bed/2 bath home
- 2 outbuildings
- Secluded
- 2 ponds
- Mature timber
- Hunting & fishing opportunities

**PROPERTY DESCRIPTION:**

This is a great little secluded farm located at the end of a private drive. The 1,568 sq. ft. 4 bedroom/ 2 bath home overlooks a 1-acre pond that is stocked with bass, bluegill and crappie and catfish. There are around 3-4 acres of pasture that would be perfect for animals, gardens or perfect food plot locations.

The property also has 2 outbuildings for plenty of storage. One is 30x60 and the other is 23x35. There are around 35 acres of mature timber with a great trail system throughout the entire property for easy access.

This farm is full of big deer check out the trail pictures I pulled the cards out of the cameras and checked them myself! If desired, an additional 2 acres could be purchased from a neighbor to give you 40 acres for free deer permits. With a little work, this could be a great getaway or a great place to live.



**PRESENTED BY:**

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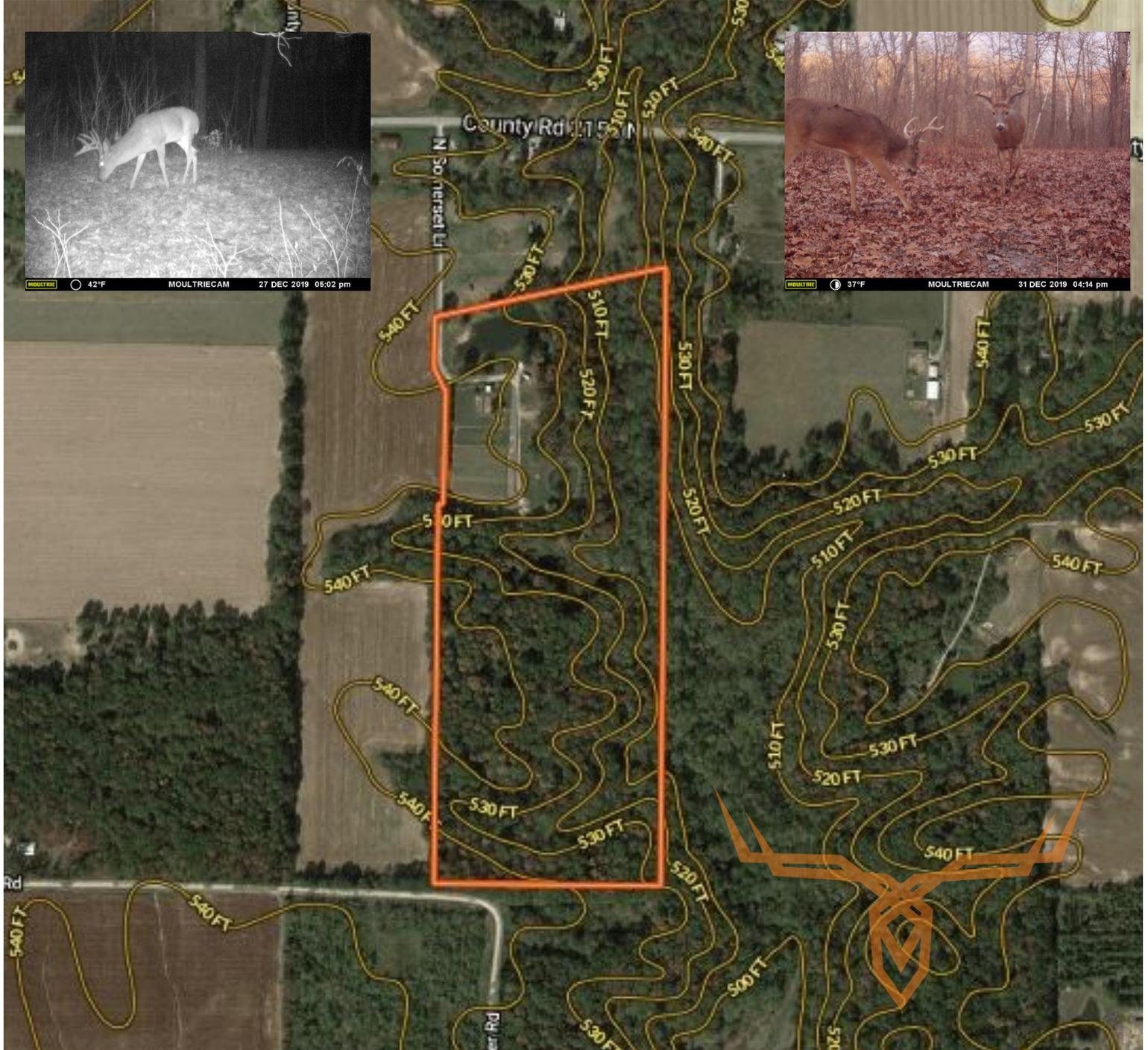
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals