



79± Acre Cabin Retreat w/Income Potential & Access to Shawnee National Forest—Pope County

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

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PRICE IMPROVED



PROPERTY ADDRESS:

2 War Bluff Drive
Golconda, IL 62938

PRICE: \$479,000

ACRES: 79±

COUNTY: Pope

PROPERTY HIGHLIGHTS:

- 1200 sq ft, 2-Bedroom/2-Bath Cabin
- Airbnb Income
- 24 Airbnb Reviews at 4.79 Stars
- 23± Tillable Acres w/Potential Annual Income of \$2300
- Potential Total Income of Approx.
- \$20k Annual
- Mature Timber
- Ground Suitable for Food Plots and Bedding
- Connects to the Shawnee National Forest

PROPERTY DESCRIPTION:

This charming 72± acre farm offers many features and benefits, making it an excellent investment opportunity. At the heart of the property is a lovely cabin that generates income through its consistent rentals on Airbnb. The seller has noted the cabin is frequently booked, yet you have the flexibility to block off any dates for personal use. Situated at the end of a quiet, dead-end road, the property provides direct access to thousands of acres of the Shawnee National Forest. This area is known for its remote beauty and offers fantastic opportunities for hiking and hunting without the crowds, allowing you to explore miles of pristine wilderness. The land includes several hidden fields that can potentially be established as food plots and a large agricultural field that attracts deer from the surrounding timber. Personally, I would recommend planting approximately 6 to 7 acres dedicated to food plots, while converting the remaining tillable land into Conservation Reserve Program (CRP) warm-season grasses to enhance the habitat and promote wildlife conservation.



PRESENTED BY:

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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