

Single Family Home with 45 +/- Acres for Sale in Dix, IL



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

Trophy Properties and Auction • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

7721 Dix Irvington Road
Dix, IL 62830

PRICE: \$319,000

ACRES: 45

COUNTY: Jefferson

PROPERTY DESCRIPTION:

Located in the Northwest corner of Jefferson County, Illinois is this well maintained 3 bedroom, 2 bath, single family home for sale that sits on 45 +/- acres of pasture and nice timber. The home was remodeled in 2008 and there is a great possible lake site right out the back door. With the 2 decks and screened-in sun room, it would be the perfect place to sit every morning and enjoy the surroundings and all they have to offer.

A 30x50 pole barn can be used for storage or could be used for horses. The 30 +/- acres of pasture ground are currently rented for \$1,500/yr. but could be used for your horses or cows with a great fence surrounding the entire property. With almost 4,000' of public road frontage, the property could also be subdivided and sold into smaller lots for potential investment.

Recreational and hunting opportunities are present on the property. With a little work, 6'-7' warm season tall grasses could be planted to create extra bedding areas for the deer in the pasture areas and food plot areas could be created as well. While walking the property, the listing agent ran 4-5 deer out of the woods and the seller sees turkeys frequently in the pasture.

The property is only about 55 min from St. Louis and close to Mt. Vernon and Centralia, Illinois.

PROPERTY HIGHLIGHTS:

- Single family home with 3BD/2BA
- 45 +/- acres of pasture & timber ground
- Possible lake site
- Pole barn for storage or for horses/cattle
- Deer & turkey hunting
- Close to Mt. Vernon and Centralia Illinois
- **The Seller is willing to sell in smaller configurations - 40 acres w/o house for \$150,000 or the house and 5 acres for \$189,000.**



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: 618.830.2825

P: 855.573.5263 x710

seyarian@trophy.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.Trophy.com
leads@trophy.com

Single Family Home with 45 +/- Acres for Sale in Dix, IL



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

Trophy Properties and Auction • 855.573.5263 • leads@trophy.com



TAXES: \$1966

TAX YEAR: 2016

TILLABLE: 0 Acres

TIMBERED: 15 Acres

PASTURED: 30 Acres

