



# 95 +/- Acre Illinois Property with Secluded Cabin for Sale - Union County

**TROPHY**  
PROPERTIES AND AUCTION  
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**PROPERTY ADDRESS:**

1735 Mt. Hebron Road  
Makanda, IL 62958

**PRICE:** \$348,000

**ACRES:** 95

**COUNTY:** Union

**PROPERTY HIGHLIGHTS:**

- 95 +/- acres
- 1,450 sq. ft. 2 bed 2 bath home/cabin
- 15-20 +/- acres tillable
- Mature timber
- Possible income from hunting lease & cabin rental
- Near Marion, IL
- 1-2 miles from Devils Kitchen and Little Grassy Lakes

**PROPERTY DESCRIPTION:**

This 95 +/- acre property in Southern Illinois has it all including a secluded cabin that is located on a private drive. There are 2 bedrooms, 2 baths, and 2 living rooms. One of the living rooms could easily be turned into a 3rd bedroom if desired. When not in use, the cabin could possibly be rented out on VRBO for a great return on investment.

15-20 +/- acres of open pasture scattered around the property would be perfect for food plots, crop fields, vineyard, or pasture for horses or cows. A private drive lined with giant pine trees that leads to the north side of the farm where a cool old wood barn is located.

While walking the property we saw 10-12 deer. The Seller currently leases the hunting right now for \$3,000 a year income (that lease will be voided if new owner hunts). The property is only minutes from Marion IL, Devils Kitchen, Little Grassy Lakes and Shawnee National forest. This is a very well-kept farm that you need to check out.



**PRESENTED BY:**

**SHANE YEARIAN**

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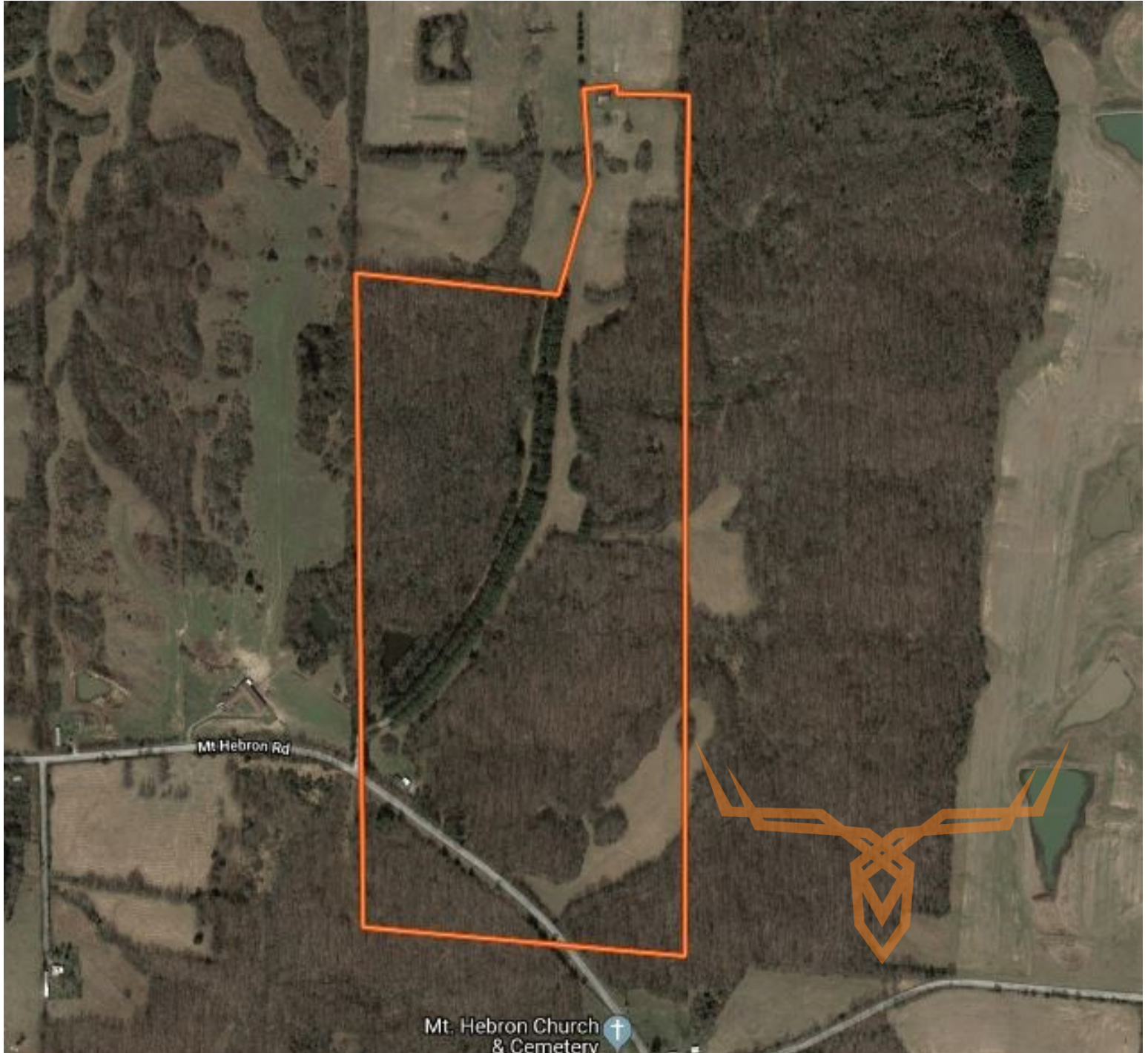
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$1066**

**TAX YEAR: 2017**