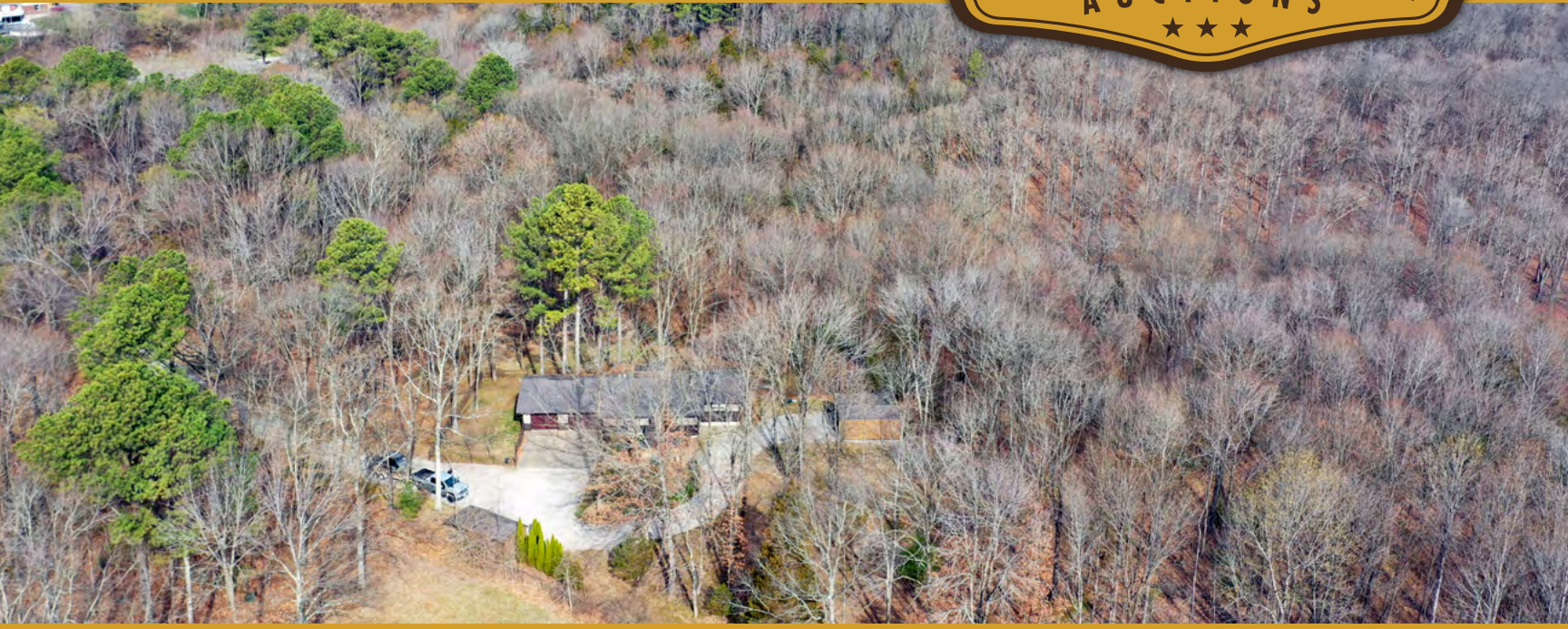


# LAND AUCTION



**95.31 AC± | 2 TRACTS | JACKSON CO, IL**

## AUCTION:

ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**BIDDING ENDS: 4/26/23 AT 3:00 PM CDT**

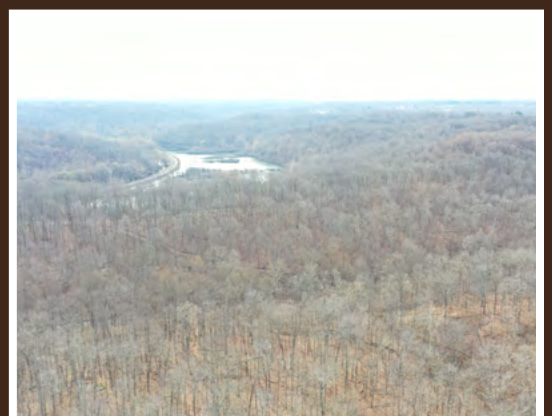
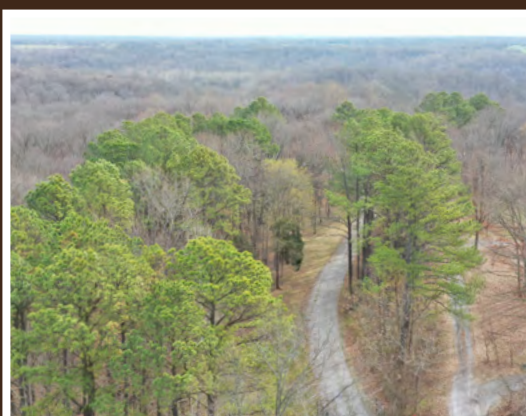
Open House 4/2/23 from 2:00-6:00 PM. Other showings by appointment only.

This wonderful home and property are located just off of highway 51 just south of Carbondale. Follow the gated private drive back to the beautiful three bed and two bath 1900 square foot home. This well-maintained home also offers two small outbuildings and a partially fenced yard making it dog and kid friendly. This farm also offers miles of trails making for great hiking, ATV riding, or just to access your favorite hunting location. The mostly hardwoods timber on the property is currently in a timber management program and could be ready for an immediate timber harvest. This property and home have it all going for it, from a beautiful place to live, to having some top-notch hunting right out your back door. This property and this area are known for having a large population of deer and turkey, giving you excellent hunting opportunities. Call today to set up your own private tour!



### TRACT 1: 5 ± ACRES

Beautiful 1900+/- sq ft home with 3 bedrooms and 2 baths located just 4 miles south of Carbondale. This tract boasts a gated entrance and total privacy. This 5 acre home lot offers a couple outbuildings as well as a partially fenced yard. Conveniently located just south of Carbondale with total privacy.

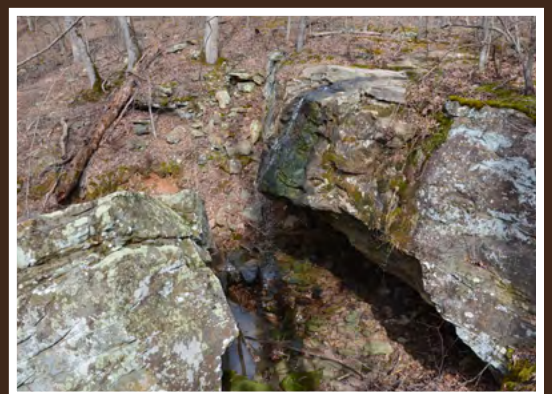
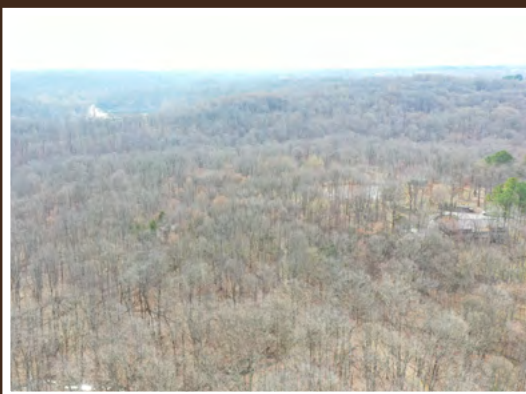


### TRACT 2: 90.31 ± ACRES

90 acres of Top-notch hunting just south of Carbondale, IL This farm also offers miles of trails making for great hiking, ATV riding, or just to access your favorite hunting location. The mostly hardwoods timber on the property is currently in a timber management program and could be ready for an immediate timber harvest.

### ENTIRE FARM

- Beautiful 1900 square foot home
- 3 bed, and 2 bath
- Carbondale Community High school District 165
- Finished and heated 2 car garage
- Two small outbuildings
- Partially fenced yard
- Back-up generator
- Miles of trails for hiking or ATV riding
- Great hunting opportunities
- S16/S17 T10S R1W Jackson Co, IL
- Lat/Lon: 37.5619, -89.2279



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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