



15 +/- Acres for Sale in Marion County, IL with Small Home & Lake

TROPHY
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

6658 Fox Rd.
Salem, IL 62881

PRICE: \$162,000
ACRES: 15 +/-
COUNTY: Marion

PROPERTY DESCRIPTION:

Great all around 15 +/- acres with nice home, pole barn and 1 acre lake just out the front door. The property has a really nice setting surrounded by big oak and pine trees.

The 1,100 sq. ft., 1 bed, 1 bath home has been recently remodeled with significant improvements to the bathroom as well as hardwood flooring installed in the living room and new plumbing and electric throughout the entire home. The living room has vaulted ceilings and beautiful wood burning fire place. The kitchen still needs to be remodeled but the seller is willing to give his time and labor if the new owner desires with the work to be done to their specifications. The seller is a remodeling contractor by trade and does a beautiful job (pictures of his work can be provided upon request). The lower level of the home is a walk out and could easily have 2 additional bedrooms and bath added to allow for extra space.

A 41x36 pole barn is perfect for a workshop or storage. There is a great 1 acre pond right outside the house for fishing, swimming or just relaxing and the 12 +/- acres of mature timber in the back provide a natural funnel for the deer and turkeys that travel the creek on the south line of the property. Check out the big bucks the seller has killed off the property.

This property is only 5.5 miles from Salem and is a must see!

PROPERTY HIGHLIGHTS:

- 15 +/- acres
- 1,100 sq. ft 1 bed/1 bath single family home
- Recent improvements to home
- 41x36 pole barn
- 1 acre lake
- Deer & turkey hunting opportunities
- Great weekend home or full time residence



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

TAXES: \$2,700

TAX YEAR: 2017