

**For
Sale**

3 Acre Mini Farm in Madison County

5090 OLD CARPENTER RD, EDWARDSVILLE, IL

PROPERTYPEDDLER.COM



Description: Don't miss this opportunity to have your very own slice of country on a rare 3+/- acres in the Edwardsville school district. This 3 bed 2 bath home has an attached 2 car garage, new furnace installed in 2015, and new air conditioner installed in 2016. The kitchen has newer stainless steel appliances with center island and breakfast bar. The master bath has dual sinks, jacuzzi tub and walk in shower. Entering the spacious living area, you can look out through the sliding glass doors that lead to a private back deck. As a bonus, this property offers plenty of storage featuring a 36' x 60' barn with hay loft and a 100' stable complete with water and electric. Close to I-55 and only 1.4 miles from the Quercus Grove recreation trail, this property has a great location and would be perfect for the horse enthusiast, mini farm, or those simply seeking a quieter life. There is an adjoining 24.4 acres of land and buildings also for sale to the south of this property.

Directions: From IL State Route 157 go North on Old Carpenter Rd. Road will turn sharp right, then sharp left, watch for the signs.

Building Description:

- 36' x 60' Barn with Hay Loft
- 100' Stable with Water & Electric

Legal Description: Part of Sec 31, T5N - R7W

Parcel(s): Part of 11-1-10-31-00-000-002 & 11-1-10-31-00-000-002.019

Taxes: TBD: Split Parcels

PRICE: \$179,900



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