

**For
Sale**

46 Acres with a Cabin in Washington Co.

135 STATE RTE 153, COULTERVILLE, IL 62237

PROPERTYPEDDLER.COM



Description: This 46+/- acres is the perfect getaway or an excellent building spot only 48 minutes from O'Fallon, IL. The 7 +/- acre stocked lake is tucked back off the road and has been landscaped and maintained almost as a golf course; grass will be reseeded this fall. There are two buildings – one is a 30 x 36 Morton structure with a patio, electric and concrete floor. The other is a 32 x 24 FS Built building with a rock base for the flooring. There is also an Amish Built Movable Log cabin. This cute cabin offers a great place to stay the night. There is electric but no plumbing attached to the cabin. The 7.5 wooded acres offer great deer and turkey hunting. There are 17.81 acres being farmed according to the FSA office. The balance is a family retreat to enjoy the water and openness. This land has no municipality restriction. Washington County Water is on the property. Ameren IL Electric.

Legal Description: Part of Sec 35, T3S - R5W, Lively Grove Township, Washington Co, IL

Parcel(s): 09-15-35-400-012, 09-15-35-400-014 & 09-15-36-300-008

Taxes: Combined 2018 - \$1,302.16

Soil Productivity: 108.7

PRICE: \$459,000



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- Washington County Water
- 13 x 31 Movable Log Cabin with Electric & Covered Porch
- 30 x 35 Morton Pole Barn With Electric, Concrete Floor & Covered Patio
- 31 x 23 FS Building with rock floor
- Asphalt Drive
- Tool Shed
- 7 acre lake with dock
- 17.81 acres currently farmed (FSA Data)
- 7.5 +/- Acres Wooded
- West Washington County School District Unit 10



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