

**For
Sale**

90+ Acres Wooded Land in Madison Co.

911 DEER RIDGE RD, ST. JACOBS, IL 62281

PROPERTYPEDDLER.COM



This is an excellent building spot where you can build your dream home and hunt right out your backdoor. This land has frontage on Deer Ridge Rd and East Kirsch Road, both dead end roads which adds to the privacy factor. Water and electric are nearby on Deer Ridge Rd. The property off Deer Ridge Road is where the building site is located currently with 12.5 acres being farmed. This 90 acres is made up of two parcel numbers, therefore could be divided but would be a perfect opportunity to have the two parcels packaged together for that family or individual that would like to build a new home where they can enjoy the recreational aspect of the land where they live. And the location is excellent to get to the city rather quickly but tucked away in the country setting. It is located only 5.5 Miles from I-70 exit and 11 miles from I-64 exit, 35 minutes to St Louis, MO and 12 minutes to Troy, IL.

09-1-22-24-00-000-017 is 80 acres that is majority wooded wetland in the Silver Creek Watershed Area with approximately 5 +/- acres that does not flood and a lake that has been used for waterfowl hunting. The property is located in the Central Duck Hunting Zone. There is a gasoline easement on the south side of the property making a nice trail. There is a shipping container (that will remain with the property) that would make a great camp base. The current owner has a perfect spot where he set up his shooting range. Excellent whitetail deer hunting with quite a bit of deer sign/trails throughout the property. 09-1-22-24-00-000-018 is 10.45 +/- acres of farmland and would make an excellent building site. Subject to current farm lease.

PRICE: \$428,000



Brenda Chandler
Designated Managing Broker

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- Lake for Waterfowl Hunting
- Whitetail Deer Hunting
- St Jacob Elementary School
- Triad Middle School
- Triad High School
- 35 min to St Louis
- 25 min to Scott Air Force Base
- Subject farm lease

Directions: Route 4 south of Hwy 40; West on Kirsch Road. Turn south on Deer Ridge Road to access the excellent building site, or continue on Kirsch Rd to the 80 ac parcel

Legal Description: Part of Sec 24, T3N, R7W

Parcel(s): 09-1-22-24-00-000-017 & 09-1-22-24-00-000-018

Taxes: 2020 ~ \$747.80 (reflects both parcels)



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