

Sale Name: Jackson County IL 14.44+- Acres / Home Stable Pasture Horses / 2967LA
LOT 1 - TRACT 1



ONLINE AUCTION - JACKSON CO IL 14.44+- AC
3-BED/2-BATH HOME
HORSE STABLE, PADDOCKS
2-STORY PLAYHOUSE
& MORE!

Carbondale
Highway 51
Makanda Rd
Boundary Lines Approximate
30x40x10 4 stall Horse Barn
Divided Pastures

TO BID GO TO
BUYAFARM.COM
TERMS: 10% DOWN. NO
BUYER'S PREMIUM.
AUCTIONEER
MARK KENNEDY
IL LIC 440.000202

Bidding Closes Thur, Oct 3, 2024 @ 8PM
Property Inspection: Sat, Sept 21, 10am-2pm
INFO & BIDDING @ WWW.BUYAFARM.COM
Address: 85 Amber Leaf Trail, Makanda IL
Questions? Call/Text Broker Joe Corso - 618-663-1334

BUY A FARM
LAND & AUCTION CO.
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MAIN OFFICE: Sparta IL
800-443-1998

Description

As you travel down a picturesque 425-foot meandering driveway, you'll be immersed in a park-like setting with shade trees, well-maintained lawns and flowers scattered about. This journey leads you to a beautifully maintained modern country home.

Home Features

- **Spacious Living:** Enjoy the convenience of a large, attached garage, 3 bedrooms with ample closet space and 2 well-appointed bathrooms.
- **Inviting Spaces:** The home includes a charming country kitchen with an adjacent sunroom, a welcoming living room and dining area.
- **Durable Flooring:** Hardwood and hard-surface floors enhance the home's aesthetic appeal and durability.
- **Outdoor Relaxation:** Multiple porches and decks provide stunning views of the scenic landscape.

Surrounding Property

- Natural Beauty: The property encompasses acres of rolling hills, mature shade trees and flower gardens, creating a haven for butterflies and a tranquil escape from the everyday.
- Wildlife Abundance: Observe a variety of local wildlife including deer, turkey and small game adding to the property's natural charm.
- Playful Retreat: A large 2-story playhouse complete with heat and electricity, offers a delightful space for children.

Equestrian Facilities

- Horse Stable: The property features a 30'x40' barn with 10-foot ceilings, equipped with 9-foot overhead doors on each end, a porch and a walk-in door. The barn includes 4 stalls, birthing stall, tack room and has both water and electricity. Safety globes protect the lighting within.
- Paddocks and Pastures: Multiple fenced paddocks and pastures allow for versatile grazing options with separate areas for rotational grazing and maintenance.

Prime Location

This 14.44-acre property is conveniently located just off Highway 51, 6 miles south of Carbondale and near Makanda. The property is only minutes from Giant City State Park offering the perfect blend of seclusion and accessibility.

- Parcel #19-29-478-009
- Taxes: \$3,585
- Section 29, T10S-R1W

Quantity: 1



<https://www.buyafarm.land/>