



Turner Real Estate

Main Street, P.O. Box 512 Golconda, Illinois 62938

Frederick Turner, Jr., Managing Broker

Tonya Hughes, Broker (618) 841-6402

Phone (618) 683-8381 Fax (618) 683-2828

DMS: Camp

List Price: ~~\$175,000.00~~ **\$169,000**

Residential: VACANT LAND

Commercial: VACANT LAND

Legal Description: Approximately 72.5 acres Pt S 1/2 SW S17, T11, R5, Pope County, Illinois

Water: Burnside Water District Available Sewer: NONE Electric: Available

Total Acreage: 72.5 +/- acres

Taxes: \$86.00

☞ Comments: 72 +/- acres located in North Pope County on Bynum Road. Pope County is known for its large white tail deer and abundant wildlife, both will be found on this tract. The open areas have been row crop farmed, but you could choose to pasture, cut hay or just enjoy. This parcel is beautiful and easy to access fronting on a good county road. Listed by Tonya Hughes, Broker - Turner Real Estate - 618-841-6402.

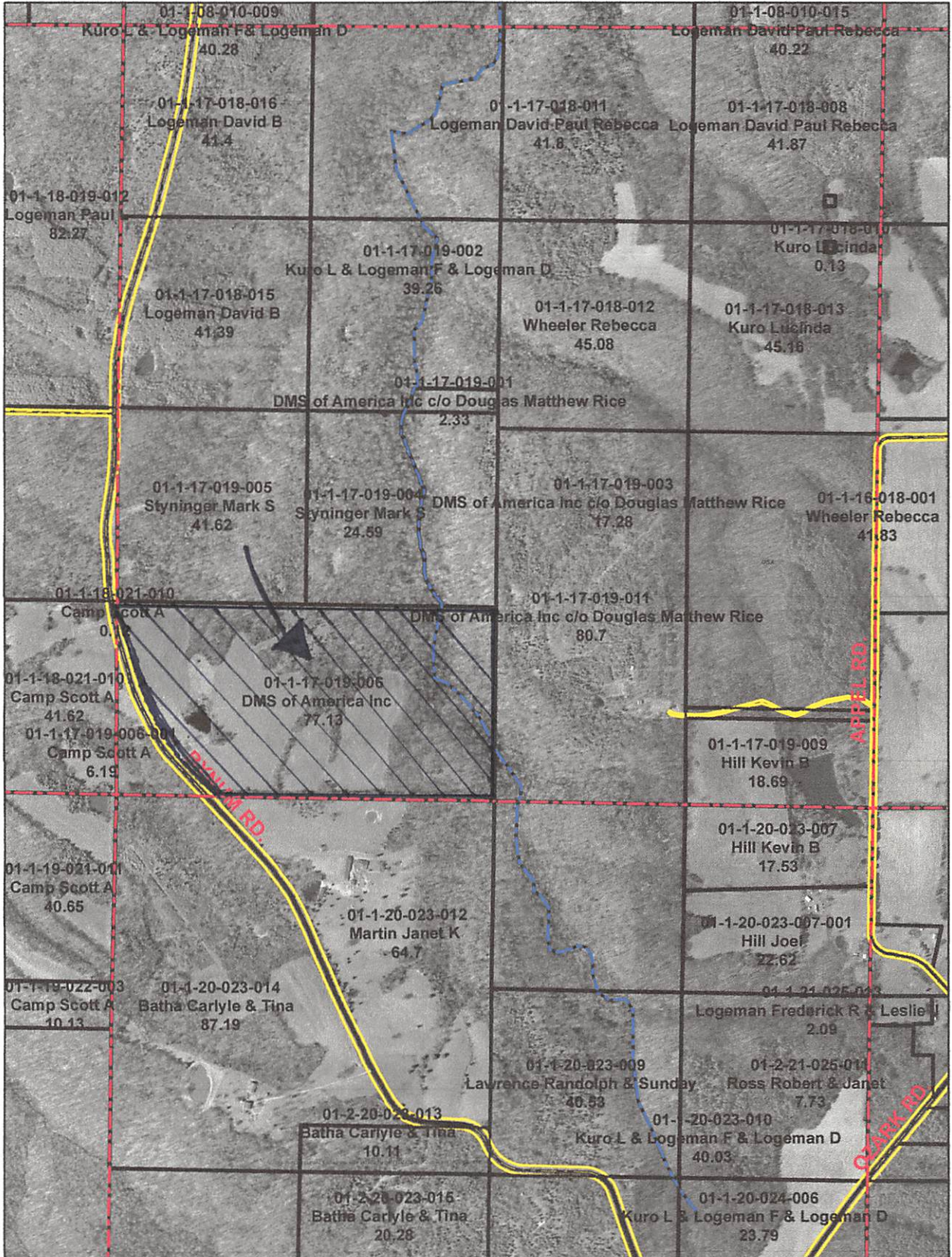
☞ Directions: North on 146 to Eddyville Blacktop. Continue through Eddyville on Main Street on oil and chip blacktop. This blacktop will become gravel after approximately 5 miles. Continue past Bell Smith Springs road and Burden Falls road. From Eddyville it is approximately 10 miles to Bynum Road. Turn right on Bynum Road. Go approximately 1 mile. Property is on the right.



Information herein believed to be correct, but is not warranted by Broker.

Seller shall indemnify and save and hold Realtor and Realtor's agents harmless from all claims, disputes, litigations, judgments and costs arising from any misrepresentation made by Seller, incorrect information supplied by Seller or problems with the property which would tend to decrease the value of the property or any other latent defects in the property which are known to the Seller and Seller fails to disclose.

This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein either expressed or implied by Pope County.



1 inch = 1,024 feet

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