



40.61± Acre Illinois Recreationa/Residential Property with Home for Sale - Calhoun County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:
903 Kritzville Hollow Road
Batchtown, IL 62006

PRICE: \$896,000
ACRES: 40.61±
COUNTY: Calhoun

PROPERTY HIGHLIGHTS:

- 40.61± acres
- 2 bed/1.5 bath home
- Stunning views of Mississippi River and surrounding areas
- Abundance of birdwatching opportunities from humming birds to eagles
- Travel corridor for deer through timber
- 88x30 detached garage with heat and storage
- Wilderness camper, Kubota UTV and Zero Turn Motor convey with sale

PROPERTY DESCRIPTION:

This 40.6± acre property in Calhoun County, Illinois, sits high in the rolling hills and boasts breathtaking views in all directions. The best view comes while sitting on the enclosed patio and watching the sunset over the Mississippi River. On a clear night, you can see the lights on Clarksville Dam to the North. This secluded property is home to a lot of wildlife. You can do plenty of birdwatching, including everything from hummingbirds to the eagles that soar over the Mississippi River Valley. Deer travel across the property in and out of the 10 acres of timber and are harvested yearly from the two tree stands on the property. The 2 bed, 1.5 bath ranch house has an open floor plan with two sizable climate-controlled patios and updated appliances. A wood-burning furnace heats the 3-car detached garage for storing all the farm toys, and a separate shop area for entertaining on cold evenings next to the wood burner. A Kubota, diesel UTV, Kubota zero turn mower, and a Wilderness camper will all convey. The Wilderness camper is located near the pond on the lower portion of the property, under a carport with an attached wood deck. Come see all this property has to offer.



PRESENTED BY:

JAMES RAFFERTY

Licensed Agent

M: (618) 741-7525

P: (855) 573-5263 x764

E: jrafferty@trophy.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophy.com

leads@trophy.com



TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

40.61± Acre Illinois Recreational/Residential Property with Home for Sale - Calhoun County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



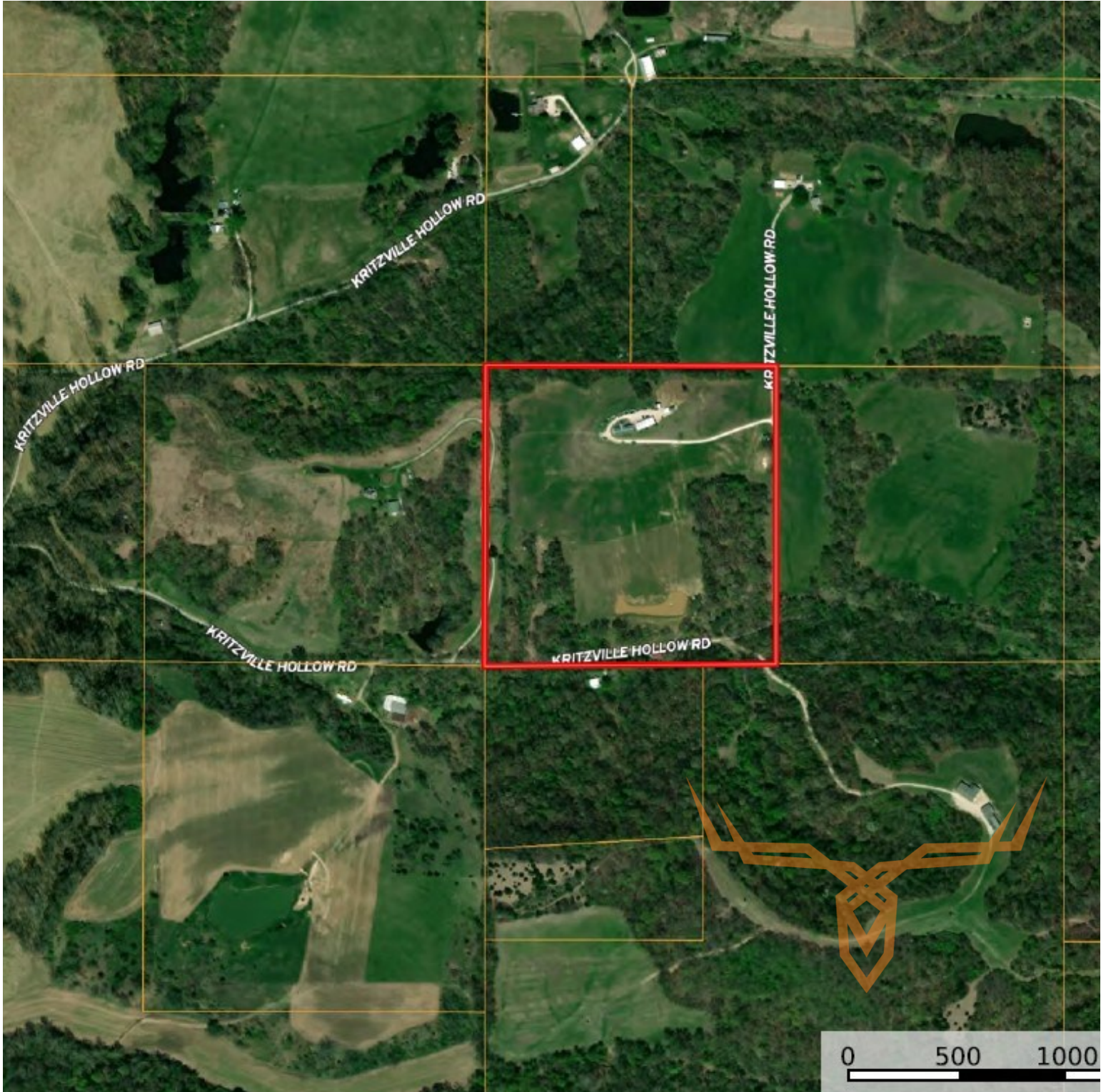
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

40.61± Acre Illinois Recreationa/Residential Property with Home for Sale - Calhoun County

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals