

Southern Illinois Sanctuary
15247 Laminack Road
Carterville, IL 62918

\$1,260,000
85± Acres
Williamson County



Southern Illinois Sanctuary
Carterville, IL / Williamson County

SUMMARY

Address

15247 Laminack Road

City, State Zip

Carterville, IL 62918

County

Williamson County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.8164 / -89.1112

Taxes (Annually)

3407

Dwelling Square Feet

2240

Acreage

85

Price

\$1,260,000

Property Website

<https://livingthedreamland.com/property/southern-illinois-sanctuary-williamson-illinois/48893/>



Southern Illinois Sanctuary

Carterville, IL / Williamson County

PROPERTY DESCRIPTION

Welcome to the Southern Illinois Sanctuary, a stunning 85-acre retreat in Williamson County. This property features a harmonious blend of managed timber, open fields, and a serene 10-acre lake stocked for fishing. Ideal for families and guests, the sanctuary boasts two spacious homes, providing ample room for relaxation and entertainment.

Outdoor enthusiasts will revel in the abundant opportunities for hunting, fishing, and exploring the vast landscape. Despite its secluded feel, the property is conveniently located less than 15 miles from both Carbondale and Marion, offering the perfect balance of privacy and accessibility.

For boaters and fishermen, the sanctuary is only 20 miles away from some of Southern Illinois' premier lakes, including Rend Lake, Crab Orchard, Lake Egypt, and Kincaid Lake. Additionally, it is a short distance from the Shawnee National Forest, known for its endless hiking, hunting, and horseback riding opportunities. The property is also close to the Southern Illinois Wine Trail, offering delightful local wine experiences.

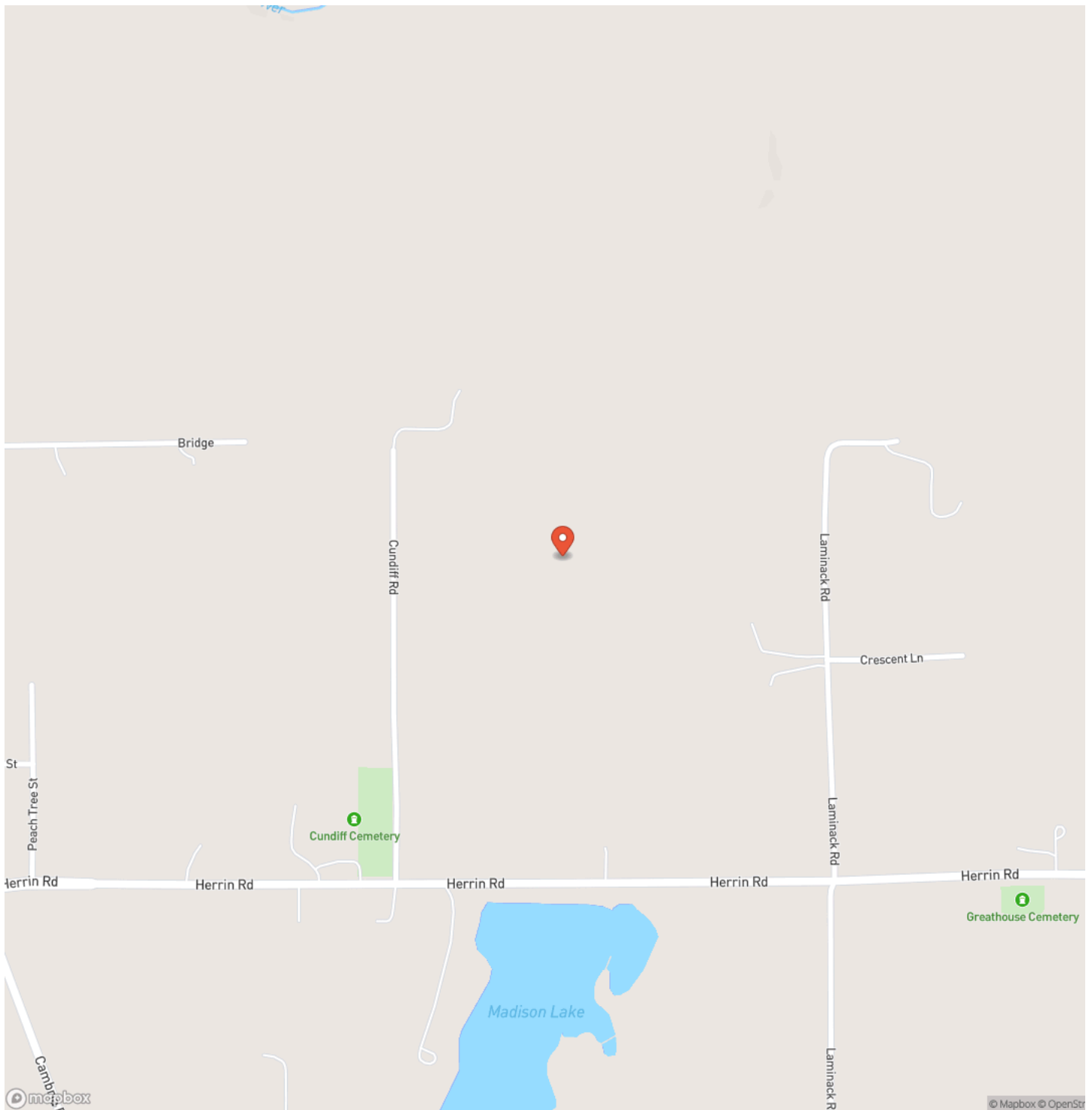
Southern Illinois Sanctuary truly is the perfect location to enjoy the best that Southern Illinois has to offer. Experience this unique blend of modern comfort and natural beauty, and discover your own private paradise. Sellers are open to selling the property in smaller parcels, providing flexible options to suit your needs.



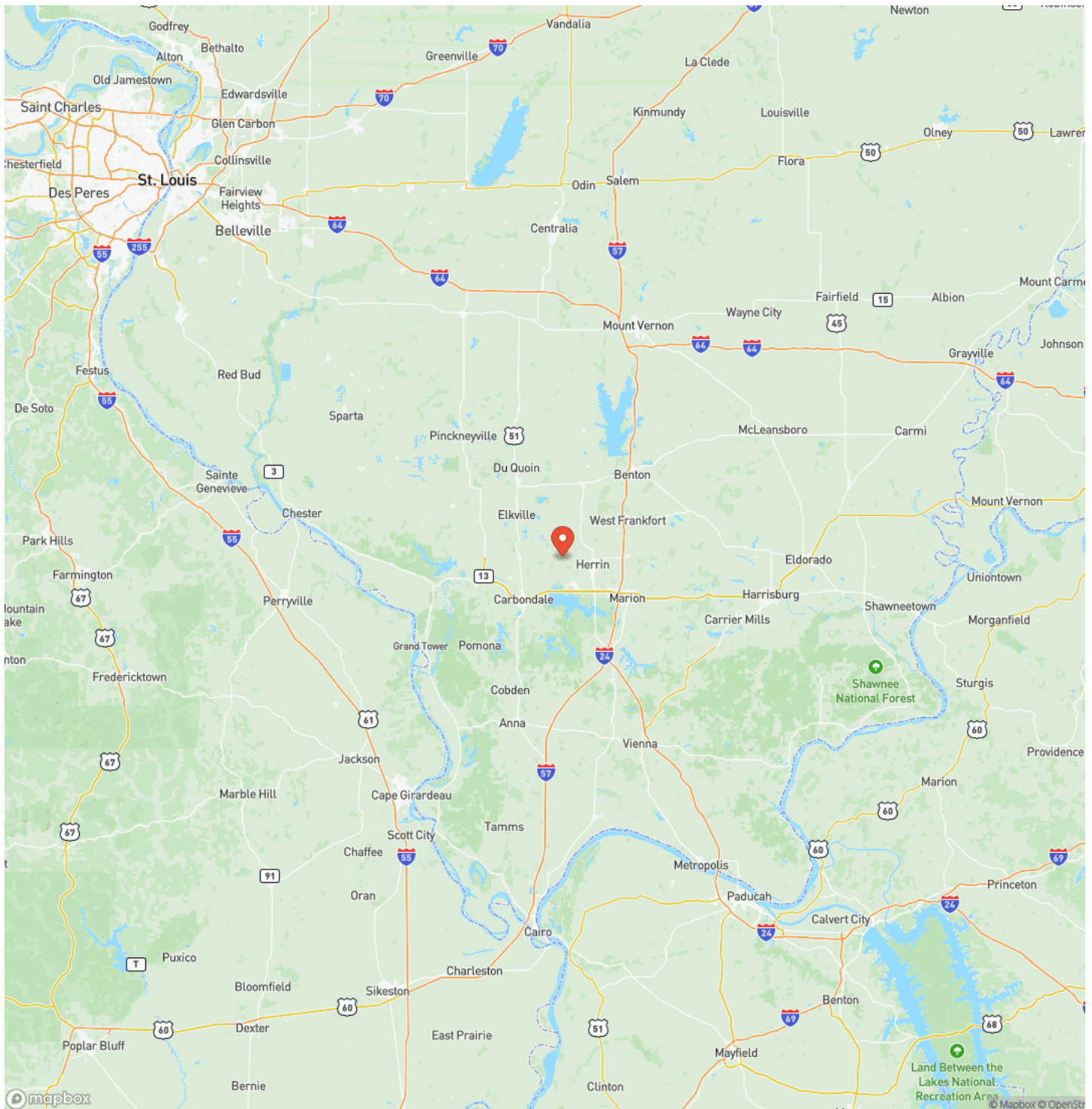
Southern Illinois Sanctuary
Carterville, IL / Williamson County



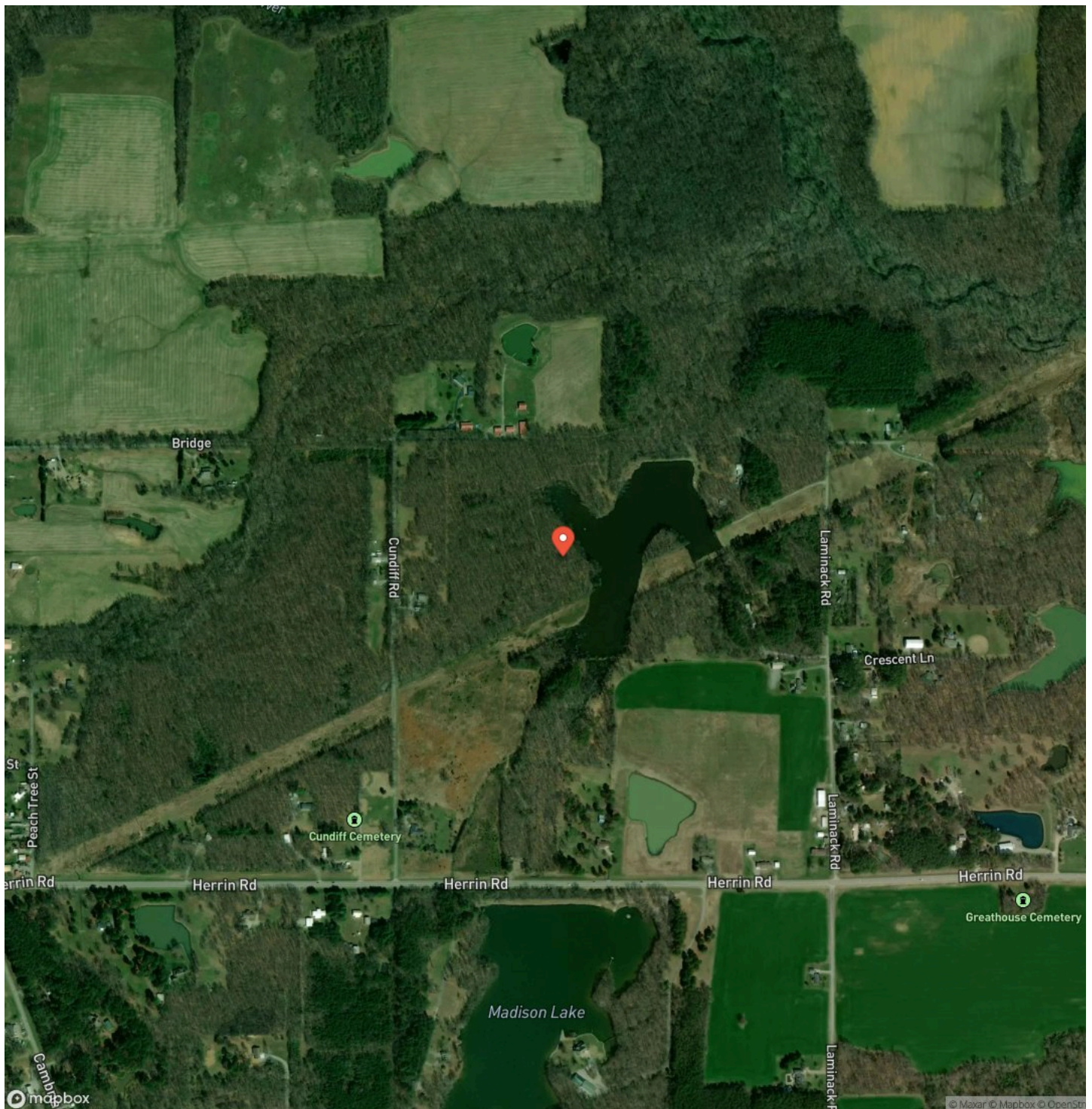
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Bruehl

Mobile

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Email

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Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

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<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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