

Southern Illinois Sanctuary Tract 2
15247 Laminack Road
Carterville, IL 62918

\$690,000
45± Acres
Williamson County



Southern Illinois Sanctuary Tract 2 Carterville, IL / Williamson County

SUMMARY

Address

15247 Laminack Road

City, State Zip

Carterville, IL 62918

County

Williamson County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.815545 / -89.108356

Taxes (Annually)

1344

Dwelling Square Feet

2240

Bedrooms / Bathrooms

2 / 1.5

Acreage

45

Price

\$690,000

Property Website

<https://livingthedreamland.com/property/southern-illinois-sanctuary-tract-2-williamson-illinois/48920/>



Southern Illinois Sanctuary Tract 2 Carterville, IL / Williamson County

PROPERTY DESCRIPTION

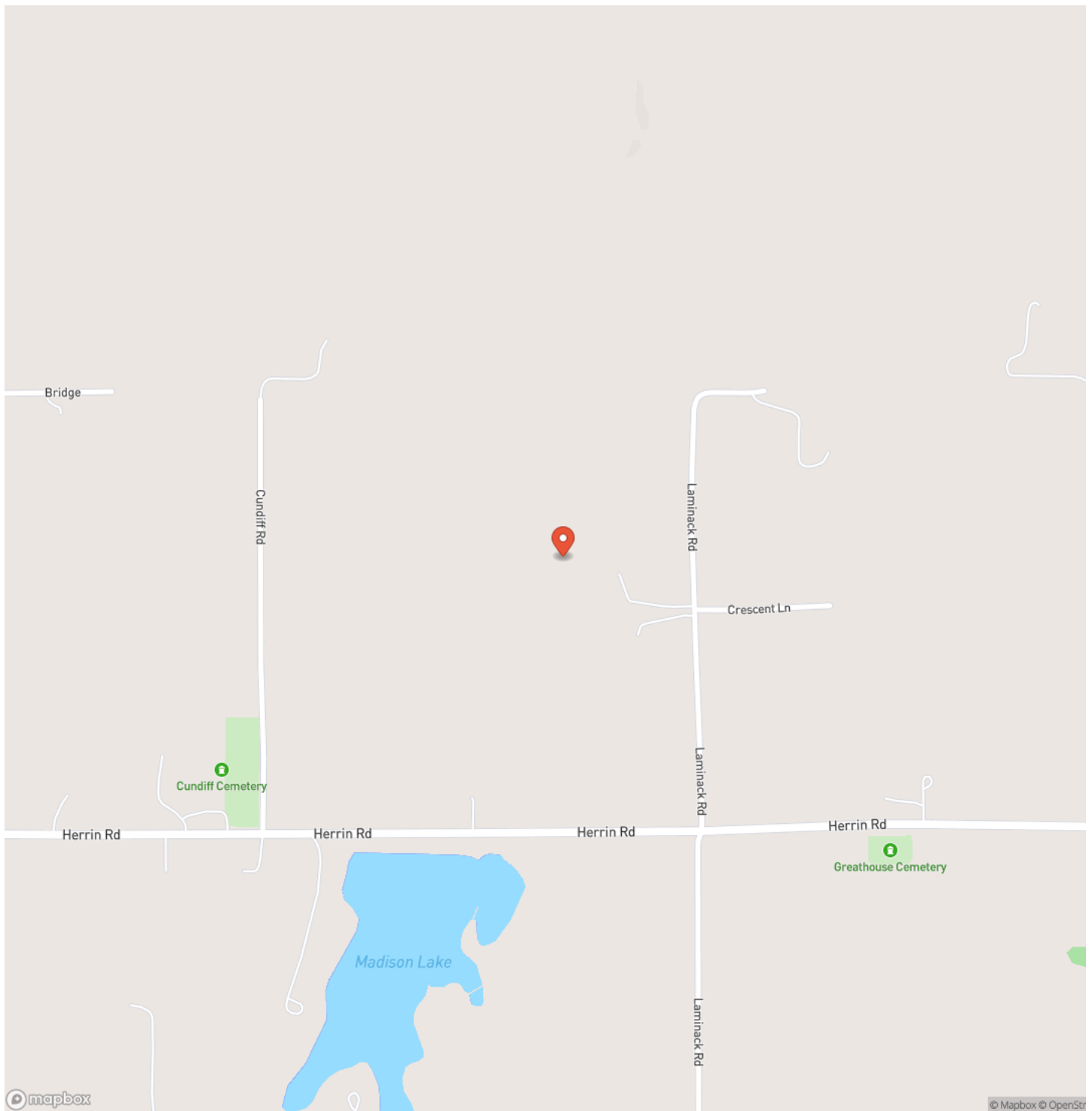
Welcome to your private sanctuary in Williamson County, IL. This lodge-style home, set on 40 acres, features spacious rooms, exposed beams, and a deck offering stunning views of the stocked 10-acre lake. The chef's kitchen is perfect for culinary enthusiasts. The property includes a mix of open ground and managed timber, providing a perfect blend of natural beauty and functionality. Enjoy the privacy and tranquility of this sanctuary, with the added benefit of being able to fish and hunt on your own land. Located within 12 miles of both Carbondale and Marion, outdoor enthusiasts will appreciate the property's proximity to Lake Egypt, Crab Orchard, Rend Lake, and Kincaid Lake, all within 20 miles. Additionally, the Shawnee National Forest and the Shawnee Wine Trail are just a short distance away, offering endless opportunities for hiking, hunting, and wine tasting. For travelers, there are daily flights to Chicago from a nearby airport, making it easy to stay connected. Experience the best of Southern Illinois living with this unique property. The sellers are open to dividing the property, offering flexible options to suit your needs. Don't miss this opportunity to own a piece of paradise.



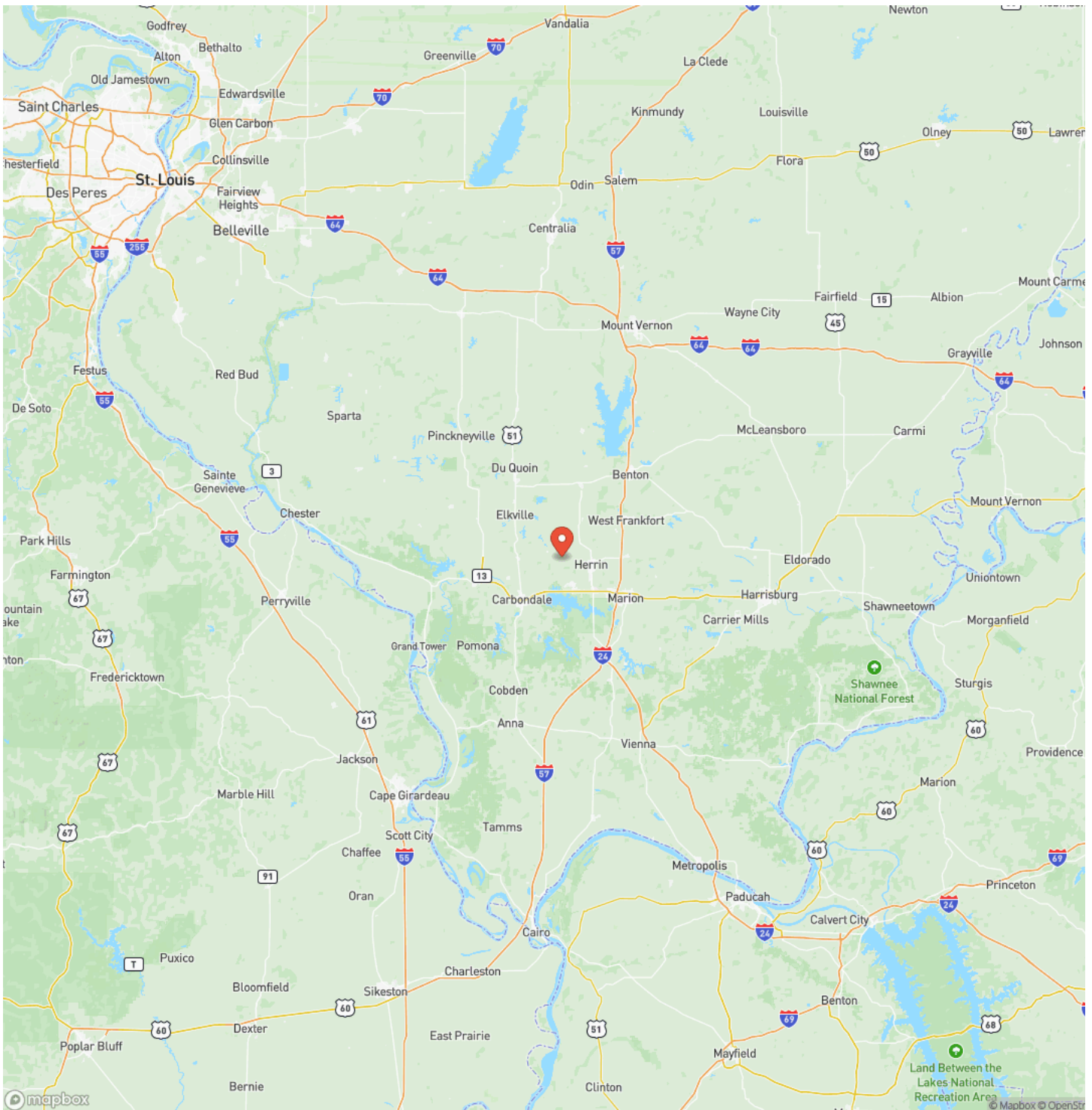
Southern Illinois Sanctuary Tract 2
Carterville, IL / Williamson County



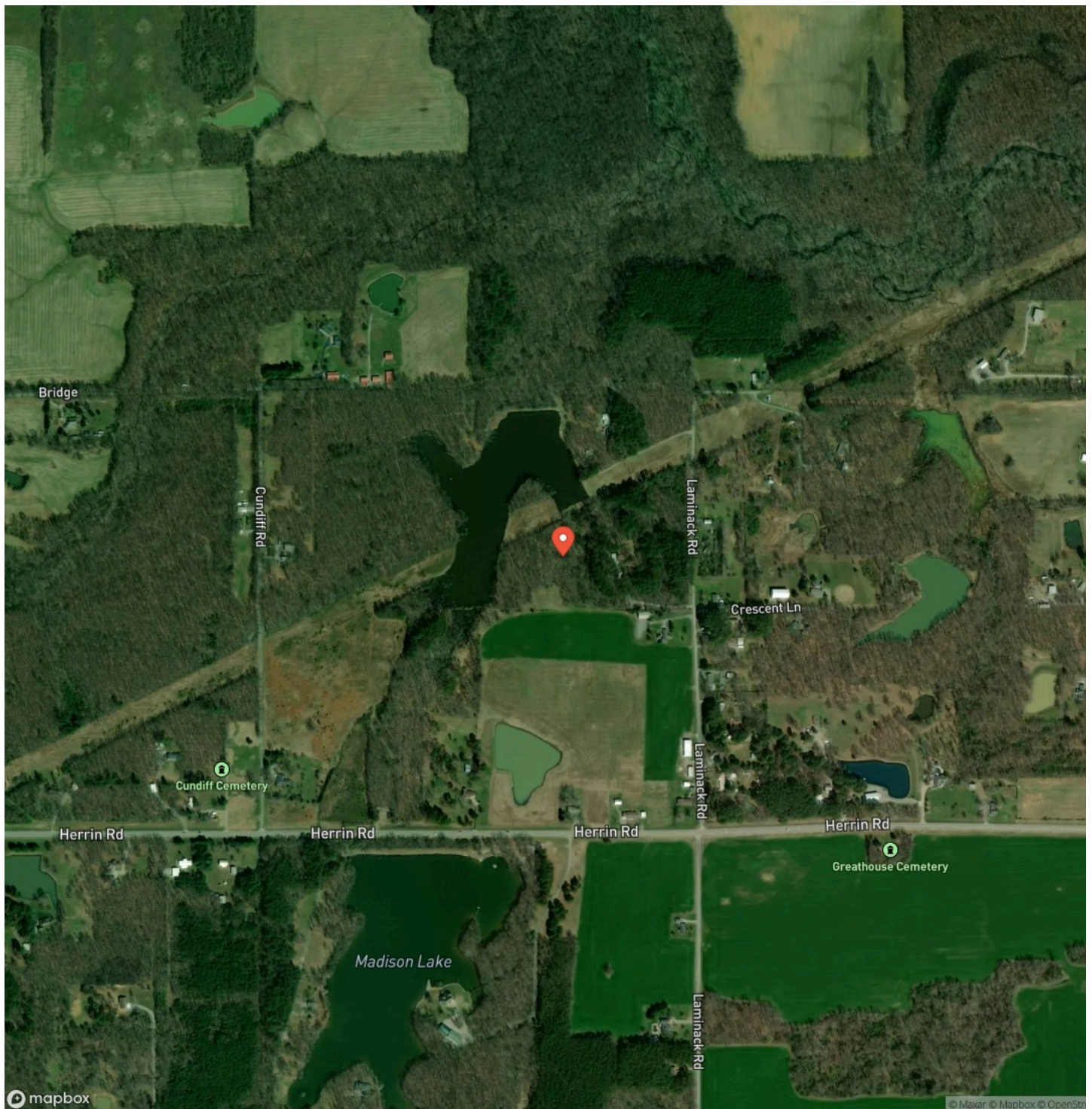
Locator Map



Locator Map



Satellite Map



Southern Illinois Sanctuary Tract 2
Carterville, IL / Williamson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Bruehl

Mobile

(618) 410-9496

Email

justinb@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:

<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

(855) 289-3478

<https://livingthedreamland.com/>

