

Cold Run Rural Living
38727 160th St
Nebo, IL 62355

\$99,500
3.290± Acres
Pike County



**Cold Run Rural Living
Nebo, IL / Pike County**

SUMMARY

Address

38727 160th St

City, State Zip

Nebo, IL 62355

County

Pike County

Type

Recreational Land, Residential Property, Single Family, Lot

Latitude / Longitude

39.4867 / -90.8061

Taxes (Annually)

1173

Dwelling Square Feet

1616

Bedrooms / Bathrooms

3 / 1

Acreage

3.290

Price

\$99,500

Property Website

<https://arrowheadlandcompany.com/property/cold-run-rural-living-pike-illinois/113380/>



PROPERTY DESCRIPTION

Finding an opportunity for rural living for an affordable price point is something very hard to come by in today's market. Located approximately 3+/- miles from Nebo, and 4.5+/- miles from Pleasant Hill, and off of a blacktop road, this property combines a country setting with proximity to small-town amenities. This 1,616 +/- sq foot home has 3 bedrooms located upstairs, and a 1 full bathroom located downstairs. The open living area and kitchen downstairs makes a perfect setting to renovate and customize to one's own liking. There is a 2-car garage connected to the home as well for added convenience. The 3.29 +/- acre lot the home sits on offers almost unlimited potential and plenty of space to utilize for those who love the country lifestyle. Two small outbuildings offer additional storage opportunities, or could even be used to house small livestock. Whether you're looking for an investment opportunity or a fantastic opportunity to live outside of the headaches of town, this property is a great buy! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Lowell Sparrow at (217)440-3395.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

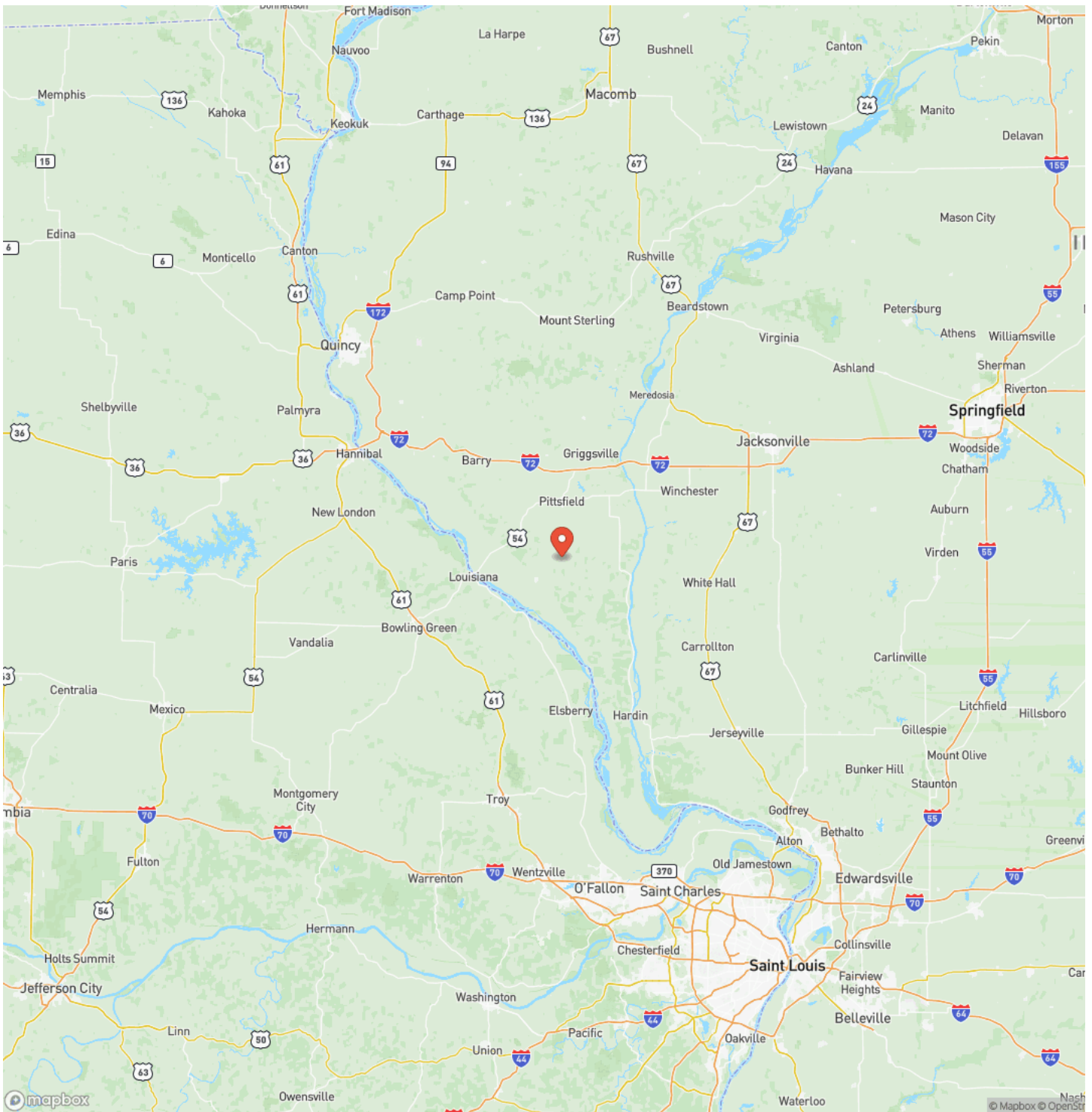
Cold Run Rural Living
Nebo, IL / Pike County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lowell Sparrow

Mobile

(217) 440-3395

Email

lowell.sparrow@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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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.

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