

**Rivers Edge 97**  
**1600 Albert Street**  
**Golconda, IL 62938**

**\$625,000**  
**97± Acres**  
**Pope County**





**Rivers Edge 97**  
**Golconda, IL / Pope County**

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**SUMMARY**

**Address**

1600 Albert Street

**City, State Zip**

Golconda, IL 62938

**County**

Pope County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property, Riverfront

**Latitude / Longitude**

37.3529 / -88.4873

**Taxes (Annually)**

2008

**Dwelling Square Feet**

2708

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

97

**Price**

\$625,000

**Property Website**

<https://livingthedreamland.com/property/rivers-edge-97-pope-illinois/70294/>



## **Rivers Edge 97**

### **Golconda, IL / Pope County**

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#### **PROPERTY DESCRIPTION**

Welcome to Rivers Edge 97, a breathtaking 97-acre property in Pope County, IL, bordering the historic town of Golconda and offering unmatched natural beauty and outdoor opportunities. This diverse landscape features open woodland on the higher ground, once used for horses and cattle, and rolling hardwood timber that slopes down to a quarter-mile of serene Ohio River frontage. The property is a haven for wildlife, with abundant deer and turkey, making it a dream for hunters and nature enthusiasts.

The property includes several useful outbuildings, such as a shop with a concrete floor, electric, and a full-length lean-to for extra storage, as well as a two-stall horse barn with a tack room. A two-story farmhouse adds to the charm of this property, offering character and potential for restoration into a charming rural retreat. The house also features high-speed fiber internet, ensuring modern convenience in this tranquil setting.

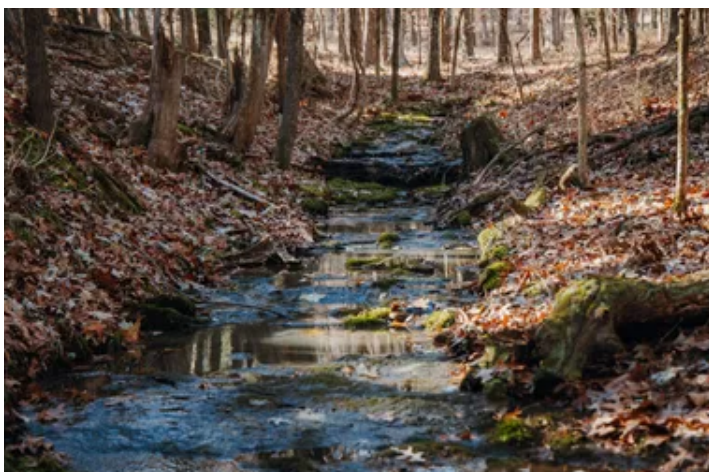
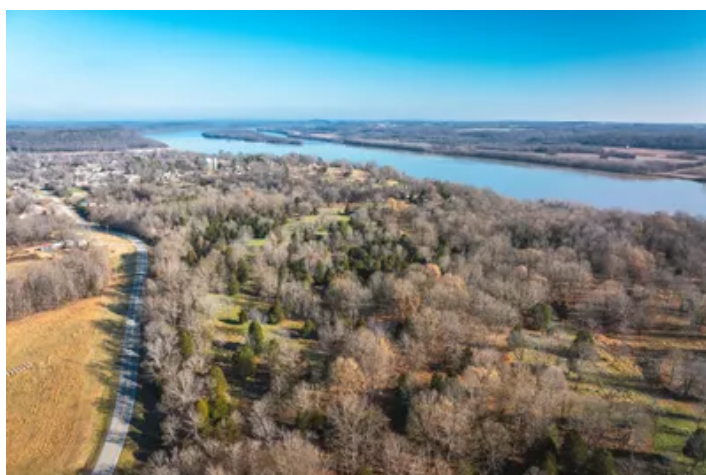
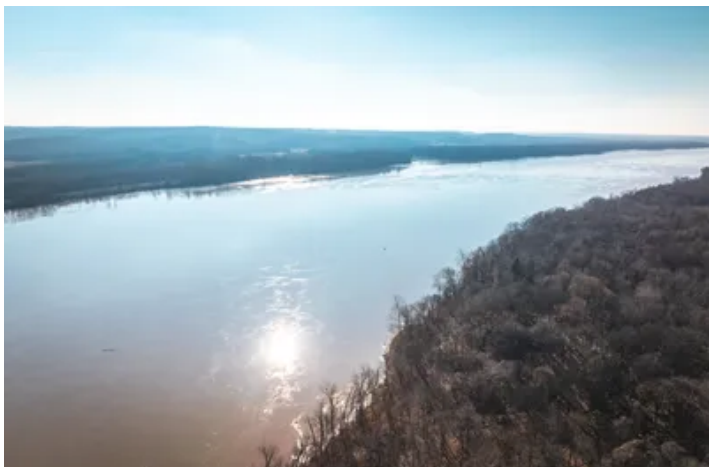
Located just a few miles from a marina on the Ohio River and a short drive from the best features of the Shawnee National Forest, Rivers Edge 97 combines peace and seclusion with easy access to outdoor adventure. Only 30 miles to Paducah, KY, this property is your gateway to Southern Illinois' rich tradition of hunting, fishing, and exploring the outdoors.



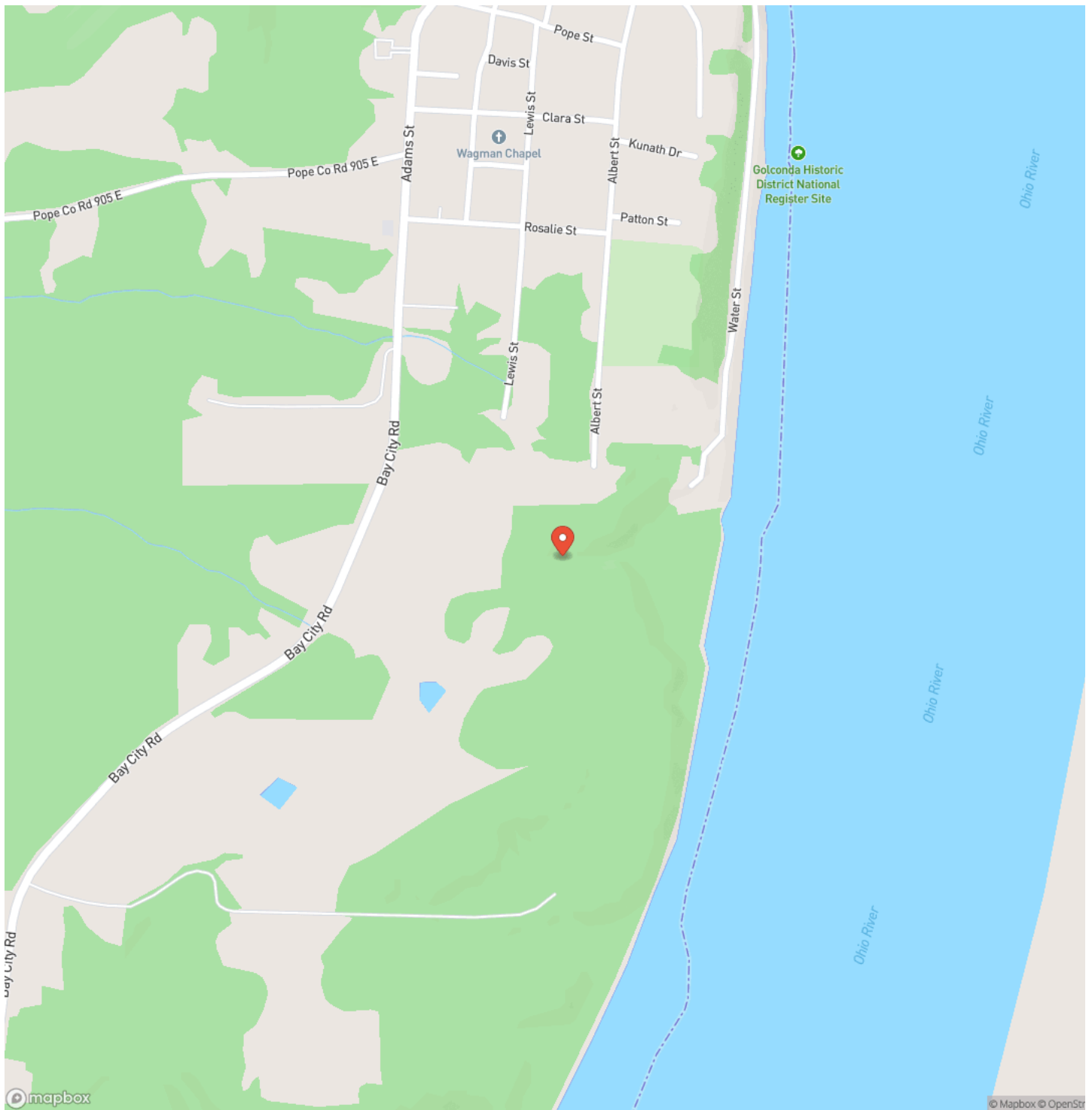


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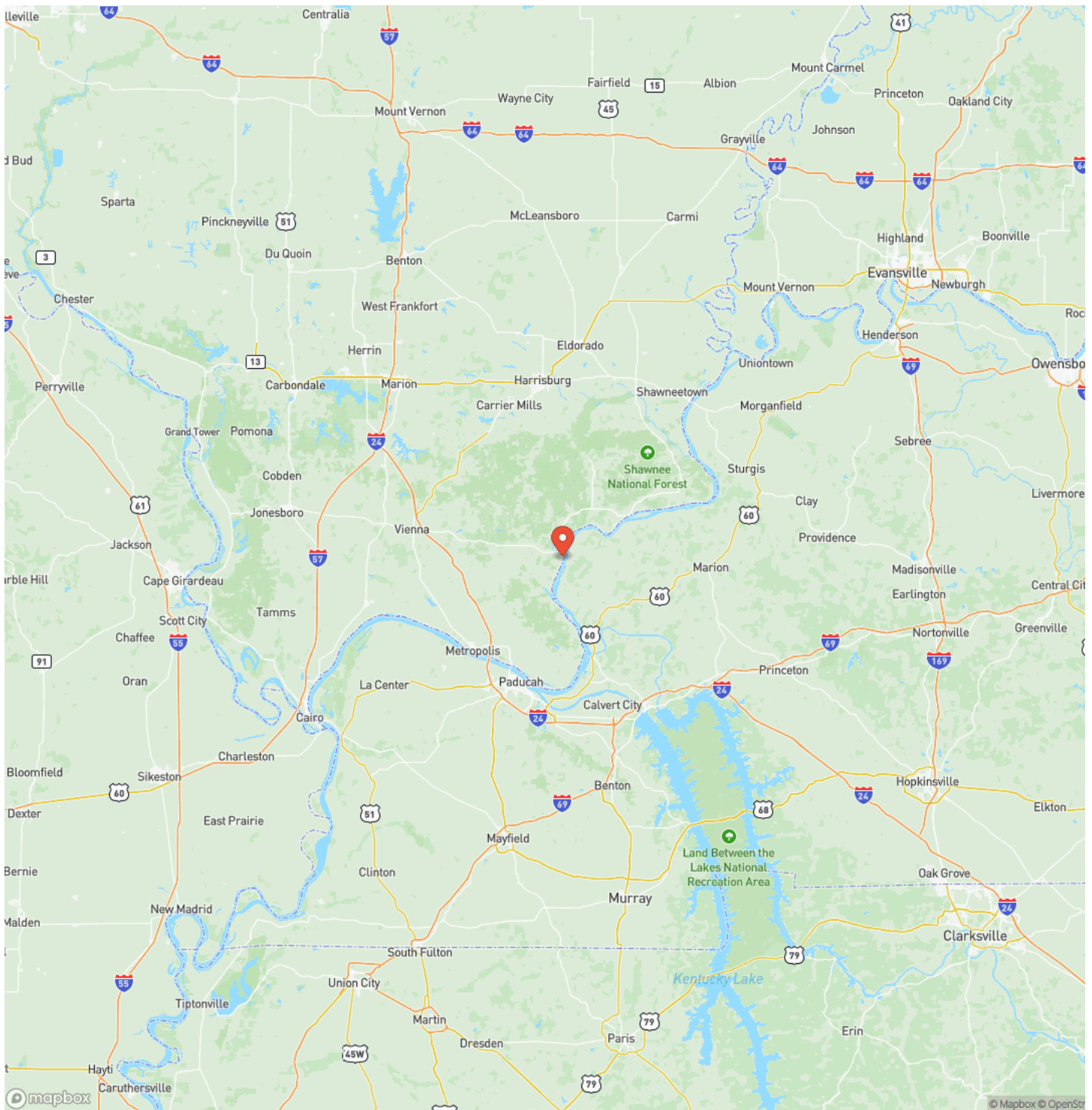


## Locator Map

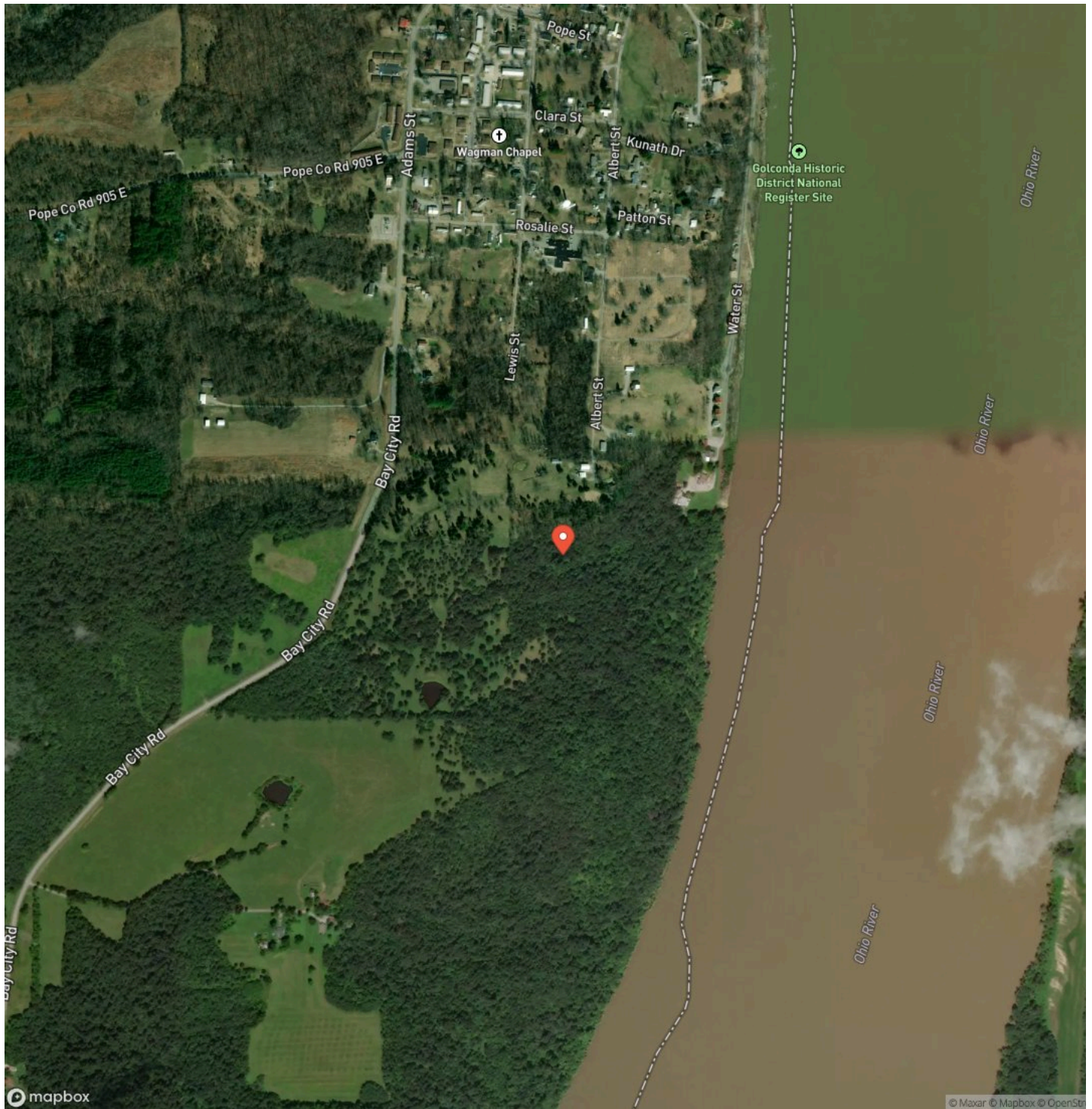




## Locator Map



## Satellite Map



**Rivers Edge 97**  
**Golconda, IL / Pope County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Justin Bruehl

## Mobile

(618) 410-9496

## Office

(855) 289-3478

## Email

justinb@livingthedreamland.com

**Address**

6485 N Service Road

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://livingthedreamland.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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**Living The Dream Outdoor Properties**

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