

Runway Ranch
2924 Bess Hollow Road
Kampsville, IL 62053

\$1,300,000
96± Acres
Calhoun County



Runway Ranch
Kampsville, IL / Calhoun County

SUMMARY

Address

2924 Bess Hollow Road null

City, State Zip

Kampsville, IL 62053

County

Calhoun County

Type

Recreational Land, Farms, Single Family

Latitude / Longitude

39.307572 / -90.694324

Taxes (Annually)

\$8,176

Dwelling Square Feet

1,400

Bedrooms / Bathrooms

2 / 2.5

Acreage

96

Price

\$1,300,000

Property Website

<https://livingthedreamland.com/property/runway-ranch/calhoun/illinois/112439/>



PROPERTY DESCRIPTION

Fly. Hunt. Fish. Ride.

Some properties offer a place to live. Others offer a place to escape. **Runway Ranch** offers a lifestyle that few properties in the Midwest can match.

Located just 50 miles north of St. Louis in scenic Calhoun County, Illinois, this remarkable 96-acre property brings together aviation, recreation, and country living into one extraordinary offering.

Imagine taking off after work and landing on your own **1,600-foot by 100-foot private airstrip** less than an hour later. The scenic approach welcomes you home to rolling pastures, mature timber, and a beautiful stocked lake, creating an experience unlike any other.

The property is designed to support both work and recreation. A **96' x 75' metal building** is divided into three functional spaces, including an aircraft hangar with a hydraulic Icon door and concrete floor, a heated and insulated workshop, and additional storage for equipment, vehicles, or recreational toys.

The comfortable **2-bedroom, 3-bath home** overlooks the property and provides a peaceful place to unwind after a day outdoors. A guest cabin with an established history of rental income offers additional accommodations for family, friends, or continued investment potential.

Outside is where Runway Ranch truly shines.

The **3.5-acre stocked lake**, reaching depths of nearly twenty feet, offers outstanding fishing for bass, bluegill, crappie, and catfish. Ten fenced paddocks ranging from one-half acre to twenty acres make the property ideal for horses, cattle, or even exotic livestock.

Calhoun County has long been recognized as one of Illinois' premier destinations for trophy whitetails, and this property provides exceptional habitat with mature timber, native warm-season grasses, water, and cover. Turkey are plentiful, while the established native grass fields provide excellent habitat for wild quail.

When you're ready to venture beyond the property, public hunting areas provide excellent duck hunting, while nearby **McCully Heritage Project** and **Pere Marquette State Park** offer miles of horseback riding, hiking, and outdoor adventure.

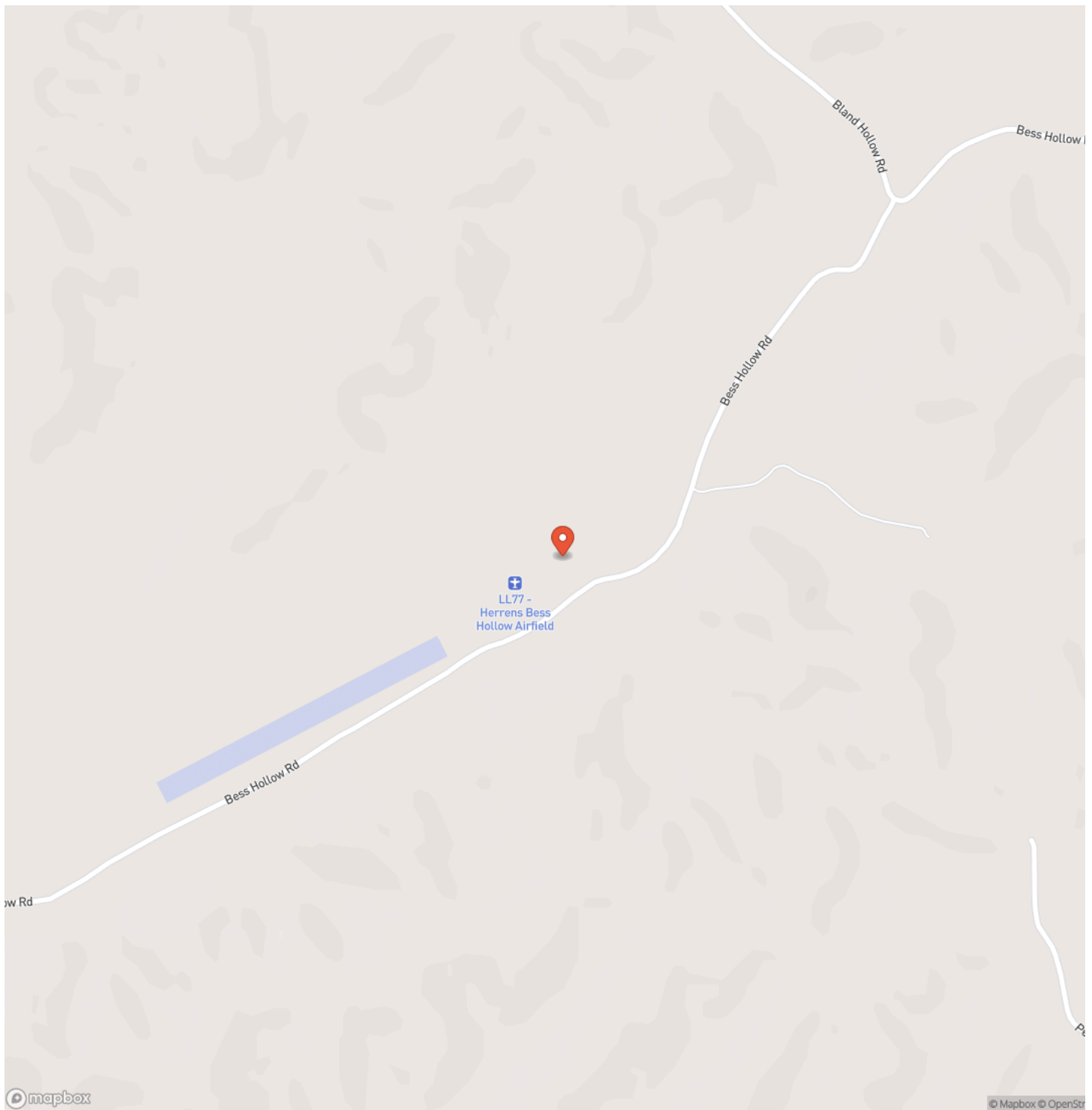
Whether your passion is flying, hunting, fishing, horseback riding, or simply enjoying the peace and beauty of the countryside, Runway Ranch delivers an opportunity that is nearly impossible to duplicate.



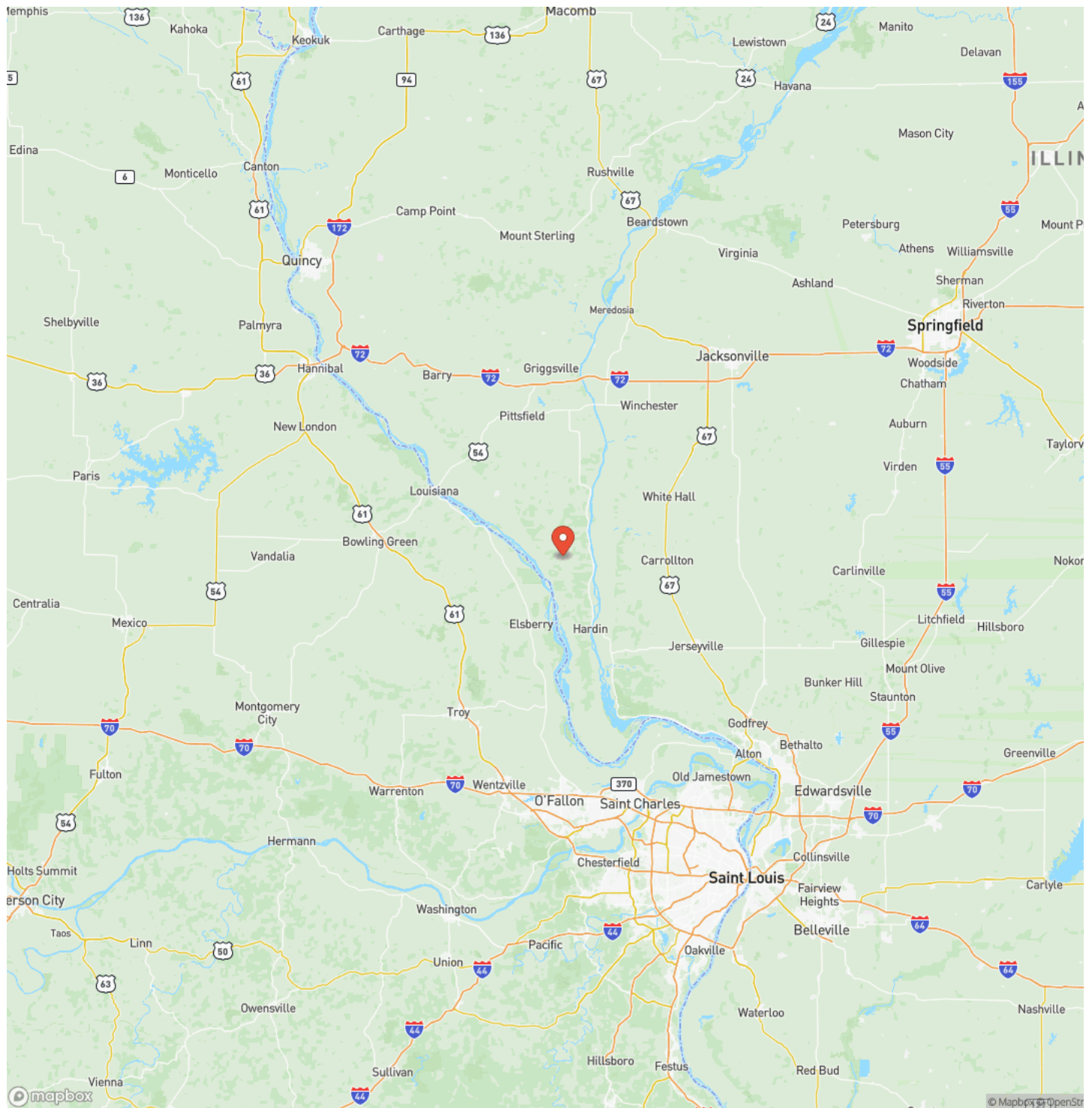
Runway Ranch
Kampsville, IL / Calhoun County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

<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.



Living The Dream Outdoor Properties

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Leasburg, MO 65535

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