

Palestine 111 Acres and House
9652 North Highway 33
Palestine, IL 62451

\$1,725,000
111.060± Acres
Crawford County



Palestine 111 Acres and House

Palestine, IL / Crawford County

SUMMARY

Address

9652 North Highway 33

City, State Zip

Palestine, IL 62451

County

Crawford County

Type

Farms, Recreational Land, Single Family, Timberland, Hunting Land, Residential Property, Undeveloped Land

Latitude / Longitude

38.992279 / -87.60519

Dwelling Square Feet

3164

Bedrooms / Bathrooms

5 / 3

Acreage

111.060

Price

\$1,725,000

Property Website

<https://indianalandandlifestyle.com/property/palestine-111-acres-and-house-crawford-illinois/113300/>



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PROPERTY DESCRIPTION

Luxury Custom Home on 111.06± Acres | Premier Hunting & Recreational Property | Palestine, Illinois

Located just south of Palestine, Illinois on the west side of 9652 State Route 33, Is this exceptional 111.06± acre property offers the perfect combination of luxury living, outstanding hunting, income-producing land, and unmatched recreational opportunities. Properties of this caliber are rarely available in this part of Illinois.

The land offers an outstanding mix of habitat and income. Approximately 9.9 acres are enrolled in CRP, generating \$1,938 annually through 2033, with an additional 10.30± acres recently enrolled in CRP (payment and contract details available upon request). Approximately 3.5 acres are established food plots, while nearly 1.5 miles of maintained trails wind through the timber, providing easy access to strategically placed hunting blinds, tree stand locations, and food plots.

As you enter the property, you'll be welcomed by approximately 3 beautifully maintained acres of lawn leading to a stunning custom-built home overlooking a picturesque 1.5± acre stocked pond. The pond features a sprinkler system, floating dock with concrete walkway, and excellent fishing for bass, bluegill, crappie, and catfish. (Pontoon boat may be included-contact listing agent for details.)

The remaining 82.5± acres of mature timber provide incredible wildlife habitat with rolling ridges, thick bedding cover, select pockets of open hardwoods, and a beautiful creek winding along the north and west boundaries. This diverse landscape consistently produces mature whitetails and abundant wild turkeys. It's rare to find a property supporting multiple mature bucks year after year, making this a truly exceptional hunting farm. Trail camera photos show several bucks in the 3.5- to 5.5-year-old age class carrying impressive racks, which indicates superior genetics in this area.

Built in 2016, the luxury custom home was designed with quality craftsmanship, comfort, and energy efficiency in mind. The open-concept floor plan features 5 bedrooms, 3 full bathrooms, and countless custom upgrades throughout.

The stunning kitchen showcases locally handcrafted Amish-built custom cabinetry valued at over \$30,000, complete with soft-close doors and drawers, pull-out organizers, cookie sheet storage, built-in trash cabinet, and a massive 10-foot center island featuring an additional prep sink.

The spacious primary suite offers a true retreat with a walk-in shower, whirlpool tub, double vanity, and an impressive 15'6" x 6'3" walk-in closet. Three additional oversized bedrooms each feature generous walk-in closets and convenient access to full bathrooms. An additional office with closet could easily serve as a fifth bedroom.

Just off the kitchen, a large walk-through utility room offers abundant storage with matching Amish cabinetry and leads directly into the heated and cooled attached garage. The oversized 2+ car garage includes a floor drain, utility sink, custom cabinetry, and climate control for year-round comfort.

Additional features include:

- Built in 2016
- Open-concept design
- 5 Bedrooms or 4 Bedrooms and an office space with closet
- 3 Full Bathrooms
- Heated & cooled attached garage
- High-efficiency furnace
- In-floor radiant heat tubing installed (ready to be connected)

- High-quality windows and exterior doors
- (2) 20' C-vans for storage
- (2) Carports for Camper, RV or boat storage
- NuDura Insulated Concrete Form (ICF) construction for exceptional energy efficiency
- Subterranean hillside design providing superior storm and tornado protection
- Perimeter drainage tile system directing water to the pond
- Full-width covered concrete front porch with breathtaking pond views

Whether you're searching for a luxury country residence, a premier hunting retreat, an income-producing recreational property, or all three in one package, this remarkable offering checks every box. Properties with this combination of quality construction, proven hunting, recreational amenities, and income-producing acreage rarely come to market.

For more information or to schedule your private showing, contact Land and Home Specialist:

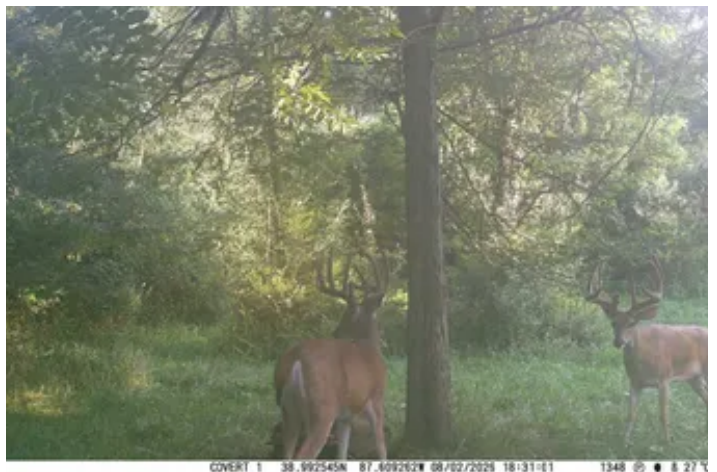
Kevin Boyer

Mossy Oak Properties

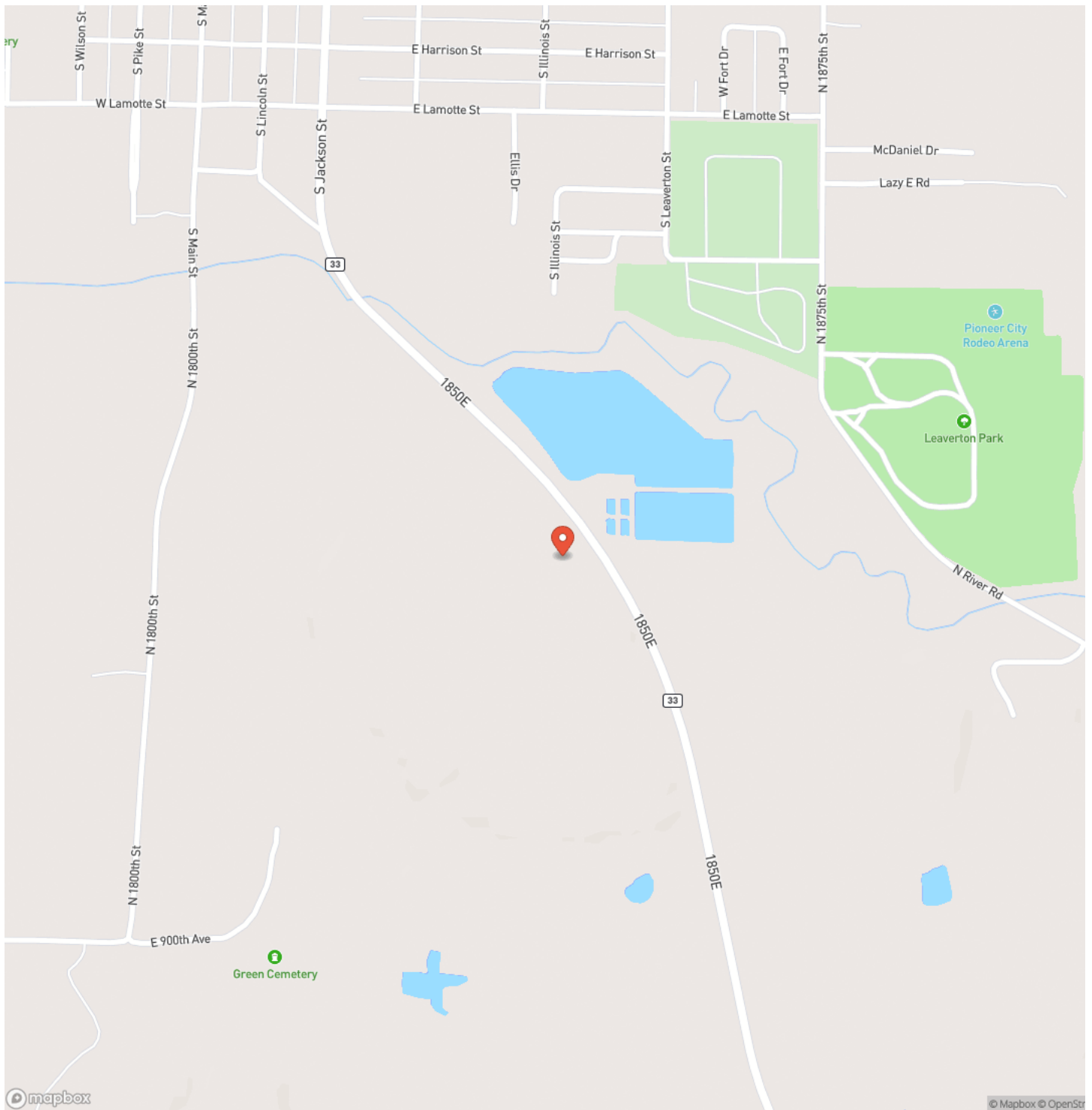
Phone: [217-232-0722](tel:217-232-0722)

Email: kboyer@mossyoakproperties.com

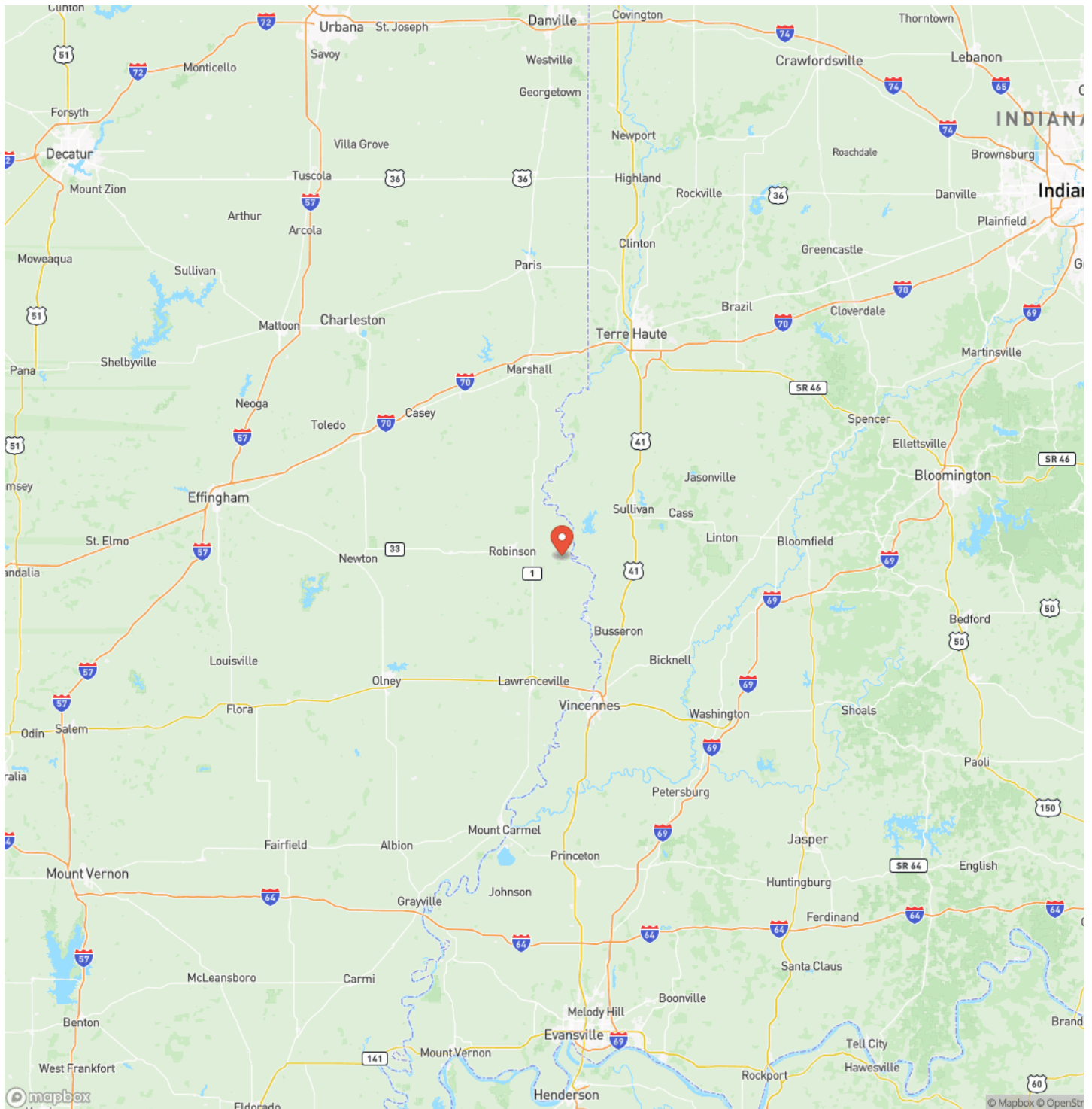
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Locator Map



Locator Map



Satellite Map



Palestine 111 Acres and House
Palestine, IL / Crawford County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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<https://indianalandandlifestyle.com/>

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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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