



harVestco
Real Estate Marketers & Managers

REAL ESTATE

The Timbers Restaurant - Strasburg, IL

Available

Commercial/Hunting & Recreational Property

For Sale - \$299,000

This property can be combined with The Timbers Lodge
(See our listings under Commercial and Hunting/Recreational Properties)

**Owners are willing to partially finance at an attractive rate.*

Address

The Timbers Restaurant
RR#1, Box 202
Strasburg, IL 62465 - Shelby County

Location/General Description

Fully equipped restaurant with large eating area and lounge. Kitchen and large prep-room. Walk-in cooler. Screened boathouse for additional outside dining. Large covered deck overlooks 1-acre well-stocked pond. Outbuilding with fenced pasture conducive to equine activities. Located next to Hidden Springs State Forest Preserve. Deer and turkey are plentiful, making this a perfect hunting property! Additional wooded acreage is available.

Size

Bldg – 78' x 60' = 4,680 SF
Screened Boathouse – 24' x 30' = 720 SF
Steel Clad Bldg – 24' x 30' = 720 SF with a 19' x 12' living quarters
Land = 8.5 AC +/-

Additional wooded acreage available. Great opportunity for hunt club!

PIN # - 15-20-07-00-400-003; 15-20-07-00-400-006 and 15-20-07-00-400-009

2006 Taxes - \$4,761.70 (Total tax)

Utilities

Propane, well water, septic. Rural water runs in road right-of-way in front of property.



Contact Steve Wattnem at (217)-369-0485 or email swattnem@harvestco.com for more information on this listing.

harVestco, LLC

2813 North Rising Road, Suite 100
Champaign, IL 61822
Phone: 217-355-2085
Fax: 217-355-2578
Email: inquire@harVestco.com
www.harVestco.com