

9 ACRES
DEVELOPMENT LAND

SOLD

THE LOCATION

These 9 acres are located just west of the world class West Access Marina of Carlyle Lake, Illinois' largest man-made lake. The lake town is well known among the sailing, golfing, and fishing communities.

- Carlyle Lake is recognized as one of the nation's Top 10 inland sailing lakes. Since 1971, at least one national racing class has requested the Carlyle Sailing Association to host its district, national or international regatta each year.
- Known for its Largemouth Bass, Carlyle Lake hosts the IHSA Bass Fishing State Finals each year.
- Governor's Run 18-Hole Championship Golf Course is located in Carlyle and has 13 lakes scattered throughout the par 72 layout.
- Carlyle Lake has 700 campsites within its 6 campgrounds.
- Carlyle is located just an hour from St. Louis, so is a popular place to retreat from city living.

Learn more about Carlyle here:
<https://carlylelake.com/carlyle-video/>

PRICED AT \$409,500

FEATURES

- Cleared land, primed for development
- Tree-lined on 2 sides
- Located adjacent to Carlyle Lake's West Access Marina
- Land is visible from main road - Hwy 127.
- Notable: Lakeview Villas, a 48 unit affordable senior villa property was recently completed across William Rd. and is fully occupied.

TO INQUIRE, CALL: 515.229.1621 OR
EMAIL: RACHEL@RACHELWALLACEHOME.COM
ADD'L INFO: WWW.RACHELWALLACEHOME.COM