

Exceptional Country Retreat  
North 880th Street  
Martinsville, IL 62442

**\$599,000**  
7± Acres  
Clark County





## Exceptional Country Retreat Martinsville, IL / Clark County

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### SUMMARY

#### **Address**

North 880th Street

#### **City, State Zip**

Martinsville, IL 62442

#### **County**

Clark County

#### **Type**

Hunting Land, Recreational Land, Business Opportunity

#### **Latitude / Longitude**

39.334319 / -87.878524

#### **Acreage**

7

#### **Price**

\$599,000

#### **Property Website**

<https://legacylandco.com/property/exceptional-country-retreat-clark-illinois/91486/>



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### **PROPERTY DESCRIPTION**

If you're looking for weekend getaway or a potential business opportunity with an Air BnB - Look no Further! Step onto this property and walk right into the cabins and start your getaway. Located approximately 2 miles east of Martinsville Illinois off old RT 40, a beautiful rustic main cabin, two comfortable tiny cabins, and a storage utility/wash cabin on 7 wooded acres awaits. It currently provides AirBnB rental income for the owners.

A one acre stocked pond offers fishing and the large mature oaks attract lots of wildlife including deer and waterfowl. The property also has camper hookups. From family reunions to a hunter basecamp, this wooded retreat is the perfect setting to get some outdoor time. The main cabin is 24x36 and includes a big front porch, fire pit, and picnic table. Inside there is a full bath, living room, kitchen, and loft bedroom. AC and heat, smoke alarm and utility closet, and dedicated workspace. All appliances and cooking/dining basics are included. A circular drive provides easy flow for guests as well as private parking for each cabin.

The Tiny Cabins (both 14x28) have all the comforts you would find in a hotel and more. In addition to the 3 cabins, there is also a utility shed that houses a washer and dryer, mechanicals and even room for an ATV and/or gear. The property has rural water (Clark Edgar) and also has Norris Electric. Each cabin has its own septic as well.

The total property is in two parcels, with the rental cabin property having its own private entrance and the possibility of additional cabins or an additional private home off the pond along the road frontage. Each cabin has a fire pit, outdoor furniture, BBQ grill and picnic area. In addition to the outdoor amenities, each cabin is fully furnished with everything from furniture to towels.

You are only 9 miles from Marshall Illinois and several restaurants and Walmart Superstore. Only 2 miles away is Martinsville and Woodland Park with a 90 foot slide and zip line. Casey is 7 miles and is the home of 12 of Guinness Books largest sights of big things in a small town.

A rare opportunity with such a exceptional TURNKEY property with so many opportunities! View this property by appointment only. Contact Legacy Land Broker, Roger Roan at [618-554-7237](tel:618-554-7237) for more information or to schedule your private tour. (you won't want to leave)

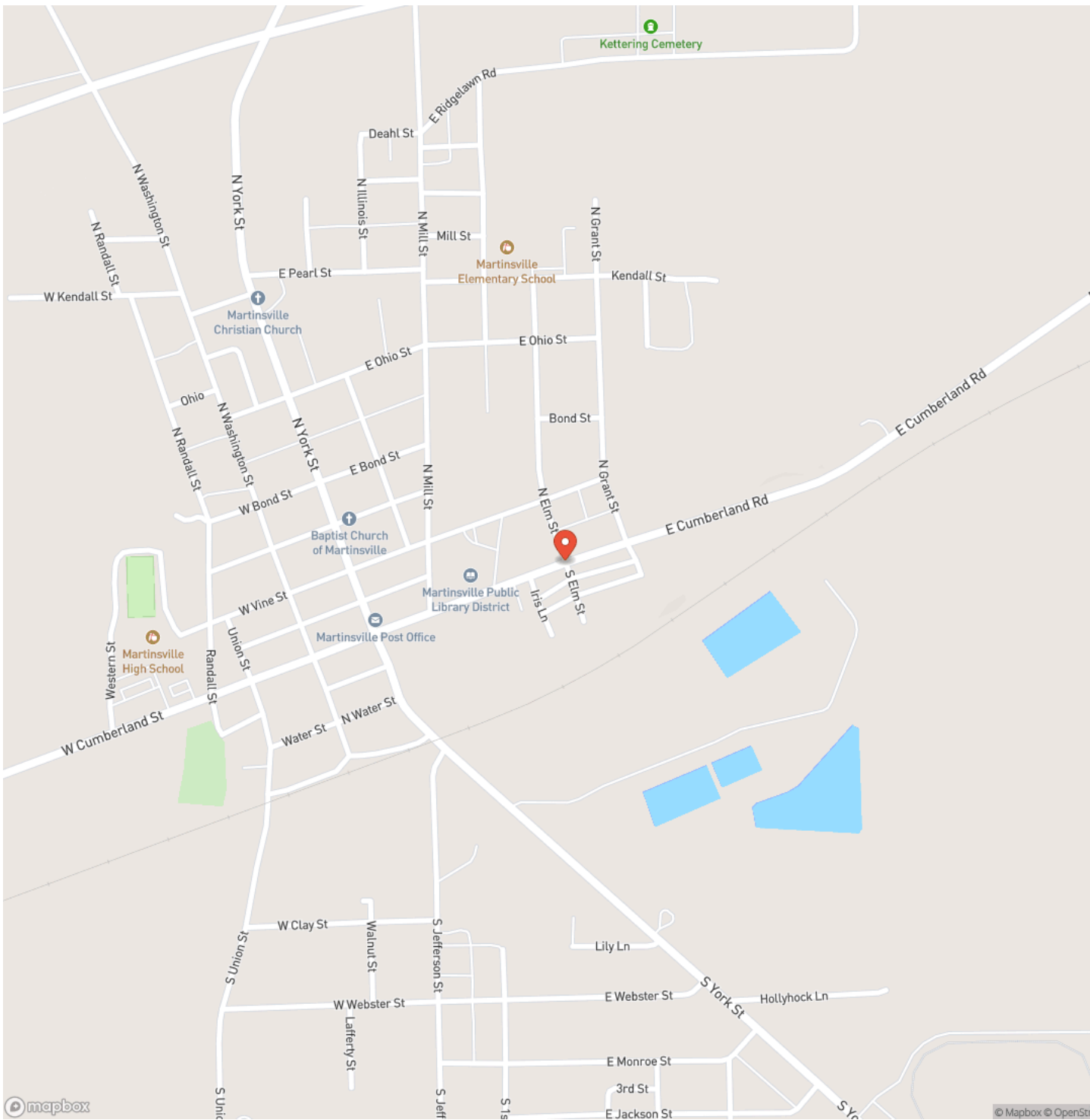


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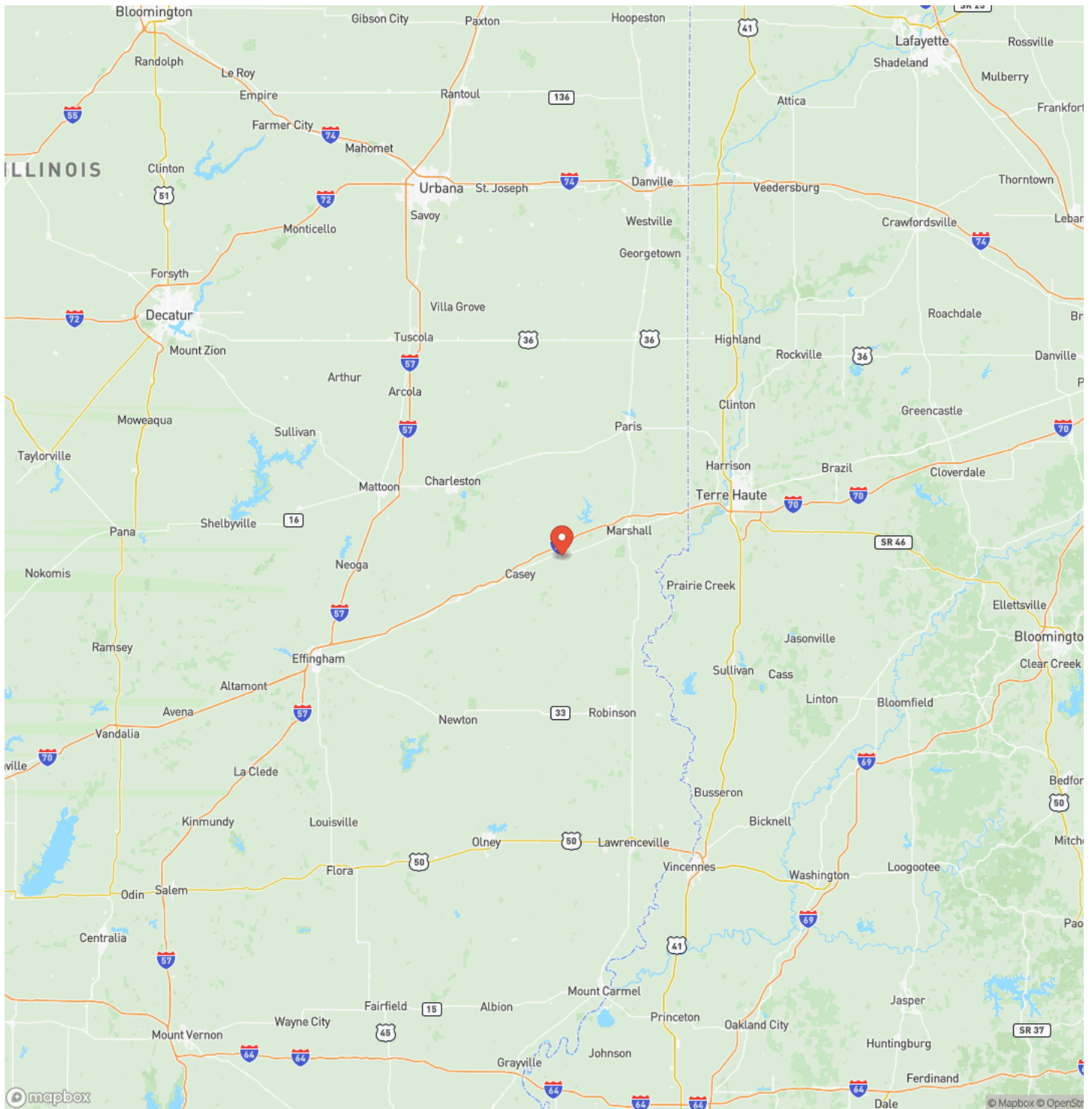


# Locator Map





## Locator Map



## Satellite Map





## Exceptional Country Retreat Martinsville, IL / Clark County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Roger Roan

## Mobile

(618) 554-7237

## Email

rroan@legacylandco.com

**Address**

900 E Columbia

## City / State / Zip

## NOTES





## NOTES

This image shows a blank sheet of white paper with horizontal 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.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Legacy Land Co LLC**  
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