



MLS # 11956480 & 11954208



**Must See!**  
**\$1,390,000**

**8970 Millbrook Rd. Millbrook, IL**

# 38 ACRES OF RECREATIONAL LAND!

- **CALLING HUNTERS, HORSEBACK RIDERS AND OTHER RECREATORS... BRING YOUR SIDE-BY-SIDES OR DIRT BIKES.**
- **LAND includes 10 acres of wooded trails, 13 acre hay field, 4 acre front pasture with the remainder including a creek front yard & the footprint of the barn.**
- **14 STALLS, INDOOR & OUTDOOR ARENAS**
- **Interior finishes include: 1st Floor Office, Full Bath, Laundry / Kitchenette & Wash Rack.**
- **INDOOR ARENA is 60 X 150 with sand footing**
- **Use the BARNDOMINIUM as your primary residence or BUILD YOUR DREAM HOME!**
- **2000 Sq Ft of finished space above the stalls that is the perfect Weekender / Entertaining space with vaulted ceiling & skylights.**
- **Luxury finishes of solid Hickory Wood Floors, Stainless Steel Appliances & Granite Counters!**
- **OUTDOOR ARENA is 100 x 300 with sand footing and 3-board white vinyl fencing.**
- **TWO ROUND PENS**
- **Property comes with one Residential Building Allocation.**
- **2022 Taxes \$8794**

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