



LAND & AUCTION COMPANY

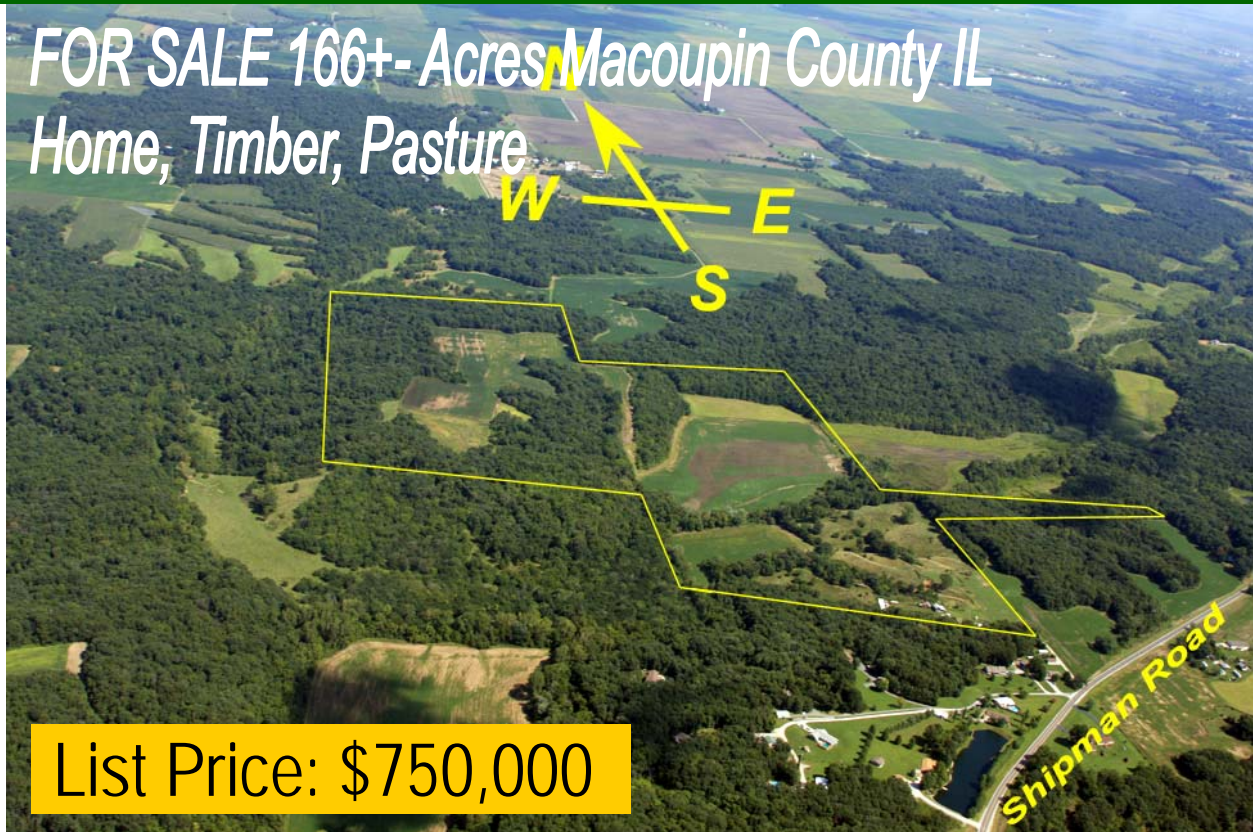
buyafarm.com

1403 Hillcrest Drive - Sparta, IL 62286

800-443-1998

Listing 702L

FOR SALE 166+- Acres Macoupin County IL
Home, Timber, Pasture



List Price: \$750,000

This farm lays up a lane off Shipman Road a few miles South of Carlinville, Illinois. It is a hill and creek bottom farm with a older **home** and a few older farm buildings. There are 25 to 30 acres of fenced pasture and 64 acres of cropland with a **weighted average of 144 bu per acre** and the balance being the farmstead and Oak, Hickory and mixed hardwood timber. Hurricane Creek passes through the property. The creek lines, ridges and open fields add up to prime Turkey and Deer hunting.

The 100+- year old frame home is 1900+- sq ft with one bath and three bedrooms and window air. It has Macoupin County Rural water and is in the Carlinville school district. Taxes are \$1519.02 (2008 payable 2009).

This property is approximately a 30-minute drive to Springfield, a hour drive to Fairview Heights or a hour drive to St. Louis.

Call Agent Wayne Keller at 800-357-4020 or 618-407-1679

VISIT buyafarm.com FOR MORE LISTINGS & AUCTIONS!

