



**LAND & AUCTION COMPANY**

**buyafarm.com**

1403 Hillcrest Drive - Sparta, IL 62286

800-443-1998

Listing 677L

**FOR SALE 13.5+/- Acres Shelby County IL**  
**Location - Privacy - Affordability**



**Reduced To \$185,000 / List Price: \$225,000**

### Property Details

**BUYAFARM is pleased to bring you this home and rural acreage. Yes, this is that frequently requested and rarely found quiet place out in the country. This location offers privacy and space without compromising accessibility.**

Comfortable 28 x 52 modular home (2002 Champion) with 3 bedrooms, 2 baths and attached garage

Fenced pasture acreage

One 24 x 30 storage building / Two barns approximately 40 x 90 and 40 x 50

One 60 x 54 x 14 machine shed with add ons

Windsor Schools / Coles-Moultrie Electric / Lincoln Prairie Water

**The property has absolutely super accessibility to area industry, education, transportation and recreation.**

2 miles to Lake Paradise / 6 miles to Lake Mattoon Marina / 7 miles to Mattoon

6 miles to the proposed FutureGen site (\$1.5 billion project)

10 miles to Lakeland Community College, Lake Shelbyville and Interstate 57

**Call Agent Dennis Eplin at 618-316-6743**

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