



LAND & AUCTION COMPANY

buyafarm.com

301 North Main Street - Flora, IL 62839

800-380-3910

Listing 664L



SOLD!

**FOR SALE 21.3+/- Acres Clay County IL
Cropland, Woodland, Hunting, Home Sites**

List Price: \$63,900

PROPERTY DETAILS

An extremely versatile tract offering farmland, crossed fenced with some very good fencing for livestock. Presently there are 8.17 acres tillable contributing to making this property a good investment. Property has some large trees and brushy areas along with a creek running diagonally through acreage creating a lot of character for landscape. There are plenty of hills, valleys, creek banks, gently rolling and sloping terrain along with a small pond. Tract has a large number of cropland acres with a trail of brushy, timbered, and creek beds funneling deer directly through property. Property also corners a large block of timber inviting wildlife traffic. Rural water is available with electric and telephone near property. Located on good oil chat road.

1³/₄ miles from Route 45 / 17 miles South of Effingham IL

Call Agents

Don Bailey at 618-843-5200 or 800-380-3910

Todd Hewing at 217-663-8087

VISIT buyafarm.com FOR MORE LISTINGS & AUCTIONS!