



**LAND & AUCTION COMPANY**

**buyafarm.com**

1403 Hillcrest Drive - PO Box 128 - Sparta, IL 62286

800-443-1998

Listing 769L



**100+- Acres Marion County IL  
List Price \$325,000 / \$3250 Per Acre**

**SOLD!**

## **PROPERTY DETAILS**

This 100 acres has 75+- acres open land with the balance wooded, pond and building site. The building site has a large pole barn and 2 grain bins. There are a few acres of CRP (acreage and payment to be confirmed). The 70+- acres of cropland is leased on a 2/3 - 1/3 basis and there are 60 producing peach trees. Blacktop frontage with rural water and electric in front of the property.

Great investment.

Nice site for a new home, and, the hunting is good too!

Taxes: \$524.86 (2008 payable 2009).

Mineral will convey in 20 years or end of production, if producing.

**Call Agent Wayne Keller for More Information**

**800-357-4020**

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