



LAND & AUCTION COMPANY

buyafarm.com

Office: 301 North Main Street - Flora, IL 62839

800-380-3910

Listing 785L

**53+-Acre Farmstead Wayne County IL
List Price \$176,000**



PROPERTY DETAILS

If you are looking for a well-maintained farmstead, this tract is exceptional. Includes a well-maintained 1920's 1½-story farm house with 4 bedrooms, 1 large bath, large kitchen, clean basement, separate wine cellar and large unattached 2-car garage. The upper level of home is 1,350 square foot and the basement is 750 square feet. Well water is currently being used, but a deposit has been paid for rural water. A main water line is in place. Home is ready to move into!

The tract is comprised of 15+- acres in CRP (earning an income) and 32+- acres of well established pasture. There are 3 very well-maintained main barns (sizes include 40x35, 35x44 and 36x28) of wood and metal construction with 4 additional miscellaneous outbuildings including original chicken house and livestock loafing sheds. Pasture land is fenced and crossed-fenced. According to owner, farm has exceptionally good maintained nutrient levels including lime every third year.

Short Legal Description: Part of Section 8, T1N-R8E. Wayne County IL

**Call Agent Shirley Bailey for More Information
618-843-5199**

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