



LAND & AUCTION COMPANY

buyafarm.com

Office: 1403 Hillcrest Drive - Sparta IL 62286

800-443-1998

Listing 799L



21.5+- Acres
Montgomery Co IL
Reduced To \$211,000
List Price \$216,999

SOLD!

Battle Trail Road

Note: Lines Are Approximate

This property is a beautiful mix of open pasture and woods with a pond. There is a 4-bedroom home with walkout basement. The home has been updated in the past year. Updates throughout home include bathrooms, kitchen, carpeting and flooring, electrical and plumbing. The 32x24 barn is equipped with electric and concrete floor. The property is currently fenced for horses. Schools include Coffeen Elementary and Hillsboro High School.

The first floor of the home has three bedrooms, one bathroom, eat-in kitchen, living room and a large 14x21 deck. The stove, built in microwave, refrigerator and dishwasher will stay.

The second floor is a walkout basement that has one large utility room, mud room, bathroom, bedroom with walk-in closet and a living room with gas fireplace. There is also a 14x21 covered patio. New windows and doors have been installed in the basement. The window openings in the basement are 32x24 to let in plenty of sunlight Not your typical basement.

68 miles to St. Louis / 66 miles to Springfield
21 miles to Litchfield / 13 miles to Greenville

Contact Agent Brenda Chandler for More Information
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