

# FOR SALE: Clay County IL 80+- Acres North of Louisville IL

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## PROPERTY DETAILS

30+- tillable acres, remaining acreage is mainly mature, new pond and pole barn with living quarters. Tract has good road access and is located ½ hour South of Effingham IL. The 30.42 tillable acres includes 5.2+- acres enrolled in FSA quail strips.

Property has rural water with 9-year-old septic system. A good ¼ mile gravel road dead ends at the building. The new pond is ¾ acres with dry dam filter system. There are several nice areas for additional lakes or ponds plus amazing home sites.

The 64'x 40' pole barn includes an enclosed 400 sq ft bunk house/work area with full bath and bedroom with concrete floor. The remaining building has a nice gravel floor. The roof is insulated with gutter system to underground drains, electric conduit wired inside, dusk to dawn lights, water hydrants inside and two large (19'6" wide x 12'10" tall) sliding doors with one walk-in door.

Conveying all minerals; believed to own 100% oil and mineral rights. Income from tillable land in 2010 was \$5,000 and FSA quail strips was \$400. Estimated real estate taxes are \$381.

## PROPERTY HIGHLIGHTS

Price: \$272,000

Acres: 80+-

County: Clay

State: IL

Closest City: Louisville

Property Type: Acreage

Listing: 894L

## CONTACT AGENT

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