



LAND & AUCTION COMPANY

**buyafarm.com**

1403 Hillcrest Drive - Sparta, IL 62286

800-443-1998

Listing MO0010L



**FARM FOR SALE**  
**120+- Acres**  
**Perry County MO - SE of Perryville MO**

**SOLD!**

**List Price: \$425,000**

**Two all-year springs** will always keep the water flowing in the **rock bottom creeks** on this 120 +- acre farm. This is one of the prettiest cattle farms and prettiest areas you will find anywhere. The rolling country side is dotted with well-kept farm operations. It lays less than 25 minutes from I-55, 15 minutes from Perryville, 30 minutes from Jackson and 40 minutes from Cape Girardeau.

The **2-story, 1869 sq ft farm house** was **built in 1926**. There are **4-5 bedrooms**, one bath, dining room, living room, office, updated kitchen with **built-in appliances**, large rooms, **vinyl siding**, **newer thermo windows**, **central air** with an **updated heating system and electric panel**. This property lays in the Perryville School District.

The Barn has a concrete corral which could work either cattle, horses or serve as a basketball court! One of the springs once had a valve to close and flood two small shallow ponds to raise fish. Open the valve, drain the water and gather the fish; close the valve, and it would be filled again in a few hours.

**Call Agent Wayne Keller @ 800-357-4020 or 618-407-1679**

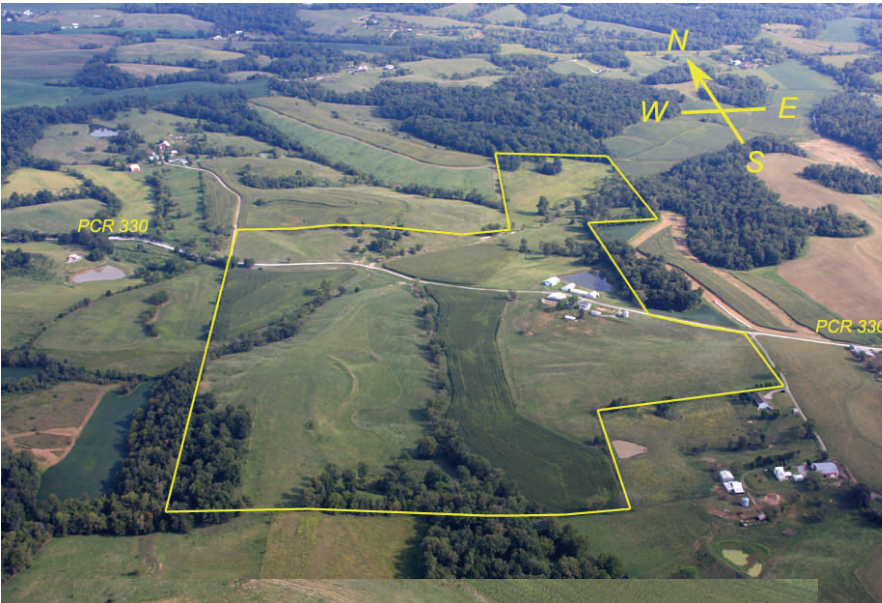
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## Farm Details

- 24 acres bottom ground
- 12-acre ridge
- Very productive in corn (put out by renters)
- Remainder in rolling hills and pasture
- Small acreage in woods for hunting (can also be pastured)
- Creek throughout farm
- Lake building potential
- 2 everlasting springs
- Modern barn: 62 x 50 with concrete stables, new roof in 2009
- Concrete 50 x 62 corral attached to barn with loading area and automatic waterer
- Large Morton machine/hay shed, 42 x 63
- 2nd machine shed - 2 other sheds
- 2 grain bins: 3500 bu with dryer and 1500 bu
- Farrowing house with concrete floor and concrete slats (usable for other purposes)
- Nursery with concrete floor and concrete slats (usable for other purposes)

## Home Details

- 2-story home with 5 bedrooms and 1 bath, shower in basement
- Vinyl siding and shutters
- New roof in 2009
- High-speed internet available
- Propane gas
- Private well - shared
- New electric water heater
- Gas heat / central air
- 4-car unattached garages
- Cross fenced
- Paved road in front of home
- Landscaped
- 2008 taxes: \$775.80



From Perryville Go South on Hwy 61 through Longtown. Turn left onto "D". Stay on "D" 2 1/2 mile. Turn left onto "U". Stay on "U" about 1 1/2 mile. Turn Right onto CR 330. Go one mile. Property is on both sides of road.

