

55+/- Acres St. Clair County IL

Located Between Freeburg and Fayetteville

FOR SALE



Wayne Keller
Managing Broker

Cell: 618-407-1679

Branch Office

Office: 800-357-4020

1403 Hillcrest Dr, Sparta IL 62286



buyafarm.com

PROPERTY DETAILS (2246L)

Address: 200 Lone Star Road, Freeburg IL 62243

Reduced Price: 329,450 / \$5,990 Per Acre

List Price: ~~\$341,000 / \$6,200 Per Acre~~

Excellent hunting and income producing property located between Freeburg and Fayetteville IL. Bottom woodlands and cropland provide excellent whitetail and turkey hunting. Quality soils provide income. Located 10+- minutes SE of Freeburg IL. Taxes (2016 paid 2017): \$323.76.

- 22 tillable acres
- 108.8 PI
- Corn weighted average 148
- Soybean weighted average 47.6
- Wheat weighted average of 58.6
- 2/3 - 1/3 lease for 2018 crop year
- Legal: Pt. W 1/2, SW 1/4, Sec. 12, Tsp 9S - Range 5W

Specializing in Rural Real Estate Sales and Auctions

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