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## FOR SALE: RANDOLPH COUNTY IL 35+- ACRES

### PROPERTY DETAILS

Address: 7462 Pautler Road, Evansville IL 62242

Price Reduced: \$299,000 / List Price: \$395,000

35-acre livestock farm in Randolph County with barns and a 3-bed, 3-bath brick home. This farm is ready for both you and your livestock to move in. Over 20 acres are fenced and some of it well enough to even hold goats. The balance is wooded with some good hunting. This property also has a pond and 2 automatic livestock waterers. The 42 x 48 shop has a concrete floor, running water and was built in 2007. There are also 2 more open-fronted structures. The home was built in 1978; the original owners are moving to town. There are many updates to the home including new flooring, sunroom and stamped concrete to name a few. New Geothermal well water furnace in 2007. New hot water heater in 2009. And the roof is less than 5 years old. The 2-car attached garage and walkout basement should not be overlooked. The large oak trees in the front yard provide evening shade. If you are looking for a turnkey farm ready to start enjoying, here it is. 2015 taxes: \$4,170.04. Parcel #10-032-014-50.

Listing 2052L

### CONTACT:

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BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998