

# buyafarm.com

Specializing in Rural Real Estate  
Sales and Auctions!

# SOLD!



FOR SALE: WILLIAMSON COUNTY IL 39+- ACRES

## PROPERTY DETAILS

Address: 426 Maple Branch Lane, Creal Springs IL 62922

List Price: \$315,000

Private home in wooded setting and lake on 39 acres in Creal Springs. Just minutes from Lake of Egypt and Marion IL. Home was built in 2005 and has been well maintained inside and out. The private 2-acre lake view from the front porch and living room is breathtaking.

Home has 3 bedrooms, 2 1/2 baths and possibly a 4th bedroom which is currently a beauty shop. The master bedroom has a large walk-in closet. One of the other bedrooms also has a walk-in closet. The kitchen has an island and beautiful oak cabinets with pull out shelves in some of the cabinets. Spacious utility room with lots of storage. 36-inch doors throughout the home make it handicap accessible. Crawl space and an attic with lights and a pull down ladder. Covered front porch and back covered porch with aggregated concrete. All electric with new forced air heating and cooling installed fall 2016. Gas fireplace in living room. Roof is one year old.

Rural water and septic tank (5 years old). Pond is stocked with Red Ear, Crappie, Bass and Blue Gill and has a dock and a water fountain. Property is surrounded by timber with established food plots attracting deer and turkey. Owner has harvested 14-point drop tine deer and a 12-point deer. Established garden areas. Unique fire pit and picnic area.

Pole barn is 30 x 50 and is well insulated with full bath, water heater, washer and dryer hookups and copper plumbing. 30 x 18 lean-to. 25 x 12 camper canopy.

Shown by appointment only

Listing 2099L

CONTACT:

Broker

Shirley Bailey

Cell: 618-919-1010

Email:

sbailey@buyafarm.com



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