

buyafarm.com

*Specializing in Rural Real Estate
Sales and Auctions!*



FOR SALE: WAYNE COUNTY IL 47+- ACRES

PROPERTY DETAILS

Address: 69 County Road 2300N, Xenia IL

Reduced Price: \$315,500 / ~~List Price: \$347,000~~

Property located Southwest of Xenia IL. New true ranch style home with 2640 sq ft built in 2016 with 2 beds, 1 bath, game room, large great room, dining area, laundry room with storage area, forced heat and air and porch (14 x 86). If you are looking for true privacy plus a turnkey hunting facility, you will want to look at this tract which includes proven quality deer and turkey harvests, established food plots and private lane to property. Rural water, septic system, LP gas. Taxes approximately \$690. Includes a pole barn (32 x 48) with concrete floor and lean-to and a deer wild and game processing building (26 x 26). Nickolson Creek runs through property. Heavily wooded with some open areas that were in CRP 5-7 years ago. Shown By Appointment Only – No Exceptions! Sellers ask you to respect their privacy. No driving to property without appointment.

Listing 2045L

CONTACT:

Managing Broker

Don Bailey

Cell: 618-919-1031

Email:

dbailey@buyafarm.com



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