

# 44+- Acres Clark County IL

Located in 8 Miles South of Casey IL

**FOR SALE**



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## PROPERTY DETAILS (2288L)

Address: 2487 E 300th Avenue, Casey IL 62420

List Price: \$329,000

Home and Outbuildings, Excellent Hunting, 3 Stocked Ponds

44+/- acres in Southwestern Clark County. Improved with a nice 3-bedroom home/cabin and large machine shed. Three stocked ponds! 8 miles South of Casey.

**This farm will have an appeal to most anyone loving the outdoors and country living. If you're a guy looking to harvest big deer, this will fit the bill! Turkey? You bet! If you're a family that enjoys horses, this place is set up with ample hay and pasture areas as well as a loafing shed encompassed by a fence of high tinsel wire. Plenty of quiet country roads to ride! How about fishing or swimming? This property has that as well, 3 stocked ponds, one with a very nice concrete swim deck in the middle of it with a walkway going out to it. All that mentioned, one of the best things about this property is seclusion and peace and quiet!**

**The home, well the owner totally went through and remodeled the "Barn House" in 2012. The house is nestled near the center of the property with 2 of the ponds just behind the home. There are numerous outbuildings and one nice large machine shed. The home dimensions are located below. The home is hooked up to city/rural water coop and has a well if someone wanted to use it for watering a garden or a few cows.**

21 acres of pasture/hay. Balance is wooded. Tax man says 44 acres, a previous survey which I am still looking for says 45.65. Either way we are offering it as 44 acres more or less.

Pond 1 is 1/2 acre and is in the pasture up by the road. Pond 2 is 1/3 acre located just upstream of the pond 3. Pond 3 is 2+ acres, deep and mostly timber lined. Very nice pond!

Timber is primarily hardwood timber and upland, some soft mast along the creek but for the most part this is nice hill timber.

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