

SOLD \$86,250 / CLOSED 3/15/19

FOR SALE: 24.792+- Acres Clay County IL

Cropland, Woodland, Hunting and Home Sites

SOLD!



Don Bailey

Managing Broker

Cell: 618-919-1031

dbailey@buyafarm.com

Flora Branch Office

Office: 855-468-3478



buyafarm.com

PROPERTY DETAILS (2395L)

Address: Blair Township Lane, Hord IL

List Price: \$86,250 / \$3,479 Per Acre

An extremely versatile tract. Over 50% tillable. Offers farmland, crossed fenced with some very good fencing for livestock. Presently being pastured. Property has some large trees and brushy areas. A creek runs diagonally through acreage creating a lot of character for landscape. Hills, valleys, creek banks, gently rolling and sloping terrain. Tract has a large number cropland acres around tract with a trail of brushy, timbered, creek bed funneling deer directly through property. Also corners a large block of timber inviting wildlife traffic. Rural water available. Electric and telephone near property. Located on good oil chat road.

Short legal for plat location only: Part of NW $\frac{1}{4}$ Section 13, T5N-R6E. Blair Township

Directions: 1.75 miles from Route 45. 17 miles South of Effingham IL.

Shown by appointment only

Specializing in Rural Real Estate Sales and Auctions
MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998