

# FOR SALE: 62+- Acres St. Clair County IL Farmstead with Home, Outbuildings and Crop Income



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## PROPERTY DETAILS (2443L)

Address: 6535 Beil Road, Millstadt IL

List Price: \$849,338

61.77+- acres in St. Clair County IL (located East of Millstadt). Property is East of Interstate 255 or South of Interstate 64 / SW of Belleville.

Older farmstead with farmhouse and several outbuildings.

If you are looking for that one of a kind home site and or investment property, you may want to look at this tract.

This tract may also be a good place to park some money; it has income from crop production plus has the potential to sell off home sites or subdivide. Also would be a great property to simply call your own or for a getaway. The older home is livable but very dated. Basement walls have had some extensive bulging problems for many years. Outbuildings are older wood frame wood sided structures. 42+- tillable acres.

**Shown by Appointment Only / Gated Property**

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