

FOR SALE: 80+- Acres Jefferson County IL

Located in SW Jefferson County / 54 Acres Tillable / 2B/1B Earth Home



Jamie Keller
Managing Broker
Cell: 618-713-7677
jkeller@buyafarm.com
Steeleville Branch Office



buyafarm.com

PROPERTY DETAILS (2521L)

Address: 10174 Riddle Lane, Ashley IL 62808

Price Reduction: \$413,800 / ~~List Price: \$440,000~~

80 acres in SW Jefferson County IL. Hunting spot with cabin? Or cropland for your operation? 54 acres tillable with Soil PI of 94.7. Balance in timber and treeline. The north 40 acres contains an earth home with 2 beds and 1 bath built in 2000. Open living area with large laundry room and airy sunroom. This nice home was used as a hunting cabin only. Home can be purchased separately with small acreage. Rural water. CRP on 4.1 acres through 2026 paying \$104 per acre. North 40 acres with home is in Ashley Grade and Nashville High school districts. The south 40 acres is in Waltonville School district. Total taxes \$ 2,134 (2018).

Directions: From Ashley IL take Hwy 15 East for 4.8 miles. Turn South onto Riddle Lane. Follow for 2.3 miles to property on both sides of Riddle Lane.

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