

# FOR SALE: 65+/- Acres Jasper County IL

## Income Producing Land + Hunting

# SOLD!



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### PROPERTY DETAILS (2488L T5)

Address: Northern Jasper County

List Price: \$399,900

This 65+/- acre tract is located in Northern Jasper County along the Jewett / Gila Blacktop and should interest a diverse group of potential buyers. It has road frontage on 2 sides and although it is primarily a farm tract, it's also a great income producer for the non farming investor. For the hunter it has a great funnel to catch a big buck slipping through the property and with some food plots and native grasses, it could produce a good buck every year for the new owner. If someone is looking for a place to build a new home, the property has a nice home site or two and a place that would be ideal for a pond or a big lake!

There is less than 9 acres of non-income producing land on this tract. There is over 21 acres of very well manicured CRP (paying \$3,620 per year) that could very easily be farmed when the CRP contract expires; there is roughly 34 acres of tillable row crop that the current tenant would farm if so desired. The tillable acreage is available to be farmed by anyone after this harvest, however the owner would certainly be willing to continue on. There are certainly lots of options and potential for this property!

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