

# FOR SALE: 48+- Acres Saline County IL Homestead, Outbuildings, Horse Stables, Feed Mill Business

# SOLD!



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Broker

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**buyafarm.com**

## PROPERTY DETAILS (2387L)

Address: 2910 North America Road, Galatia IL 62935

List Price: \$339,000

This is a picture perfect homestead of 48 acres with 2 professionally built homes, numerous outbuildings, fenced for livestock, pond, horse stables and paddock. What separates this property from most, included is a well-established feed mill business that the new owner can immediately begin generating income on the first day of ownership.

Shown by appointment only.

48 acres surveyed in 2007 with 35+ acres in pasture, pond and fenced for cattle

Separate fenced feed lot with shed for sheep and goats

Large family size grape vineyard and large garden area

Deer hunting

Feed mill business included in property sale

Feed mill building 40 x 64 with 40 x 40 insulated

Barn / Shop 40 x 70 with 40 x 40 insulated, concrete floors

**Barn / Stable 36 x 36 with 12' carriage lean-to and paddock area for horses ---- building #3**

Chicken house 16 x 20 insulated

Cattle loafing shed in back pasture

Main house: 3375 sq ft, 7 bedrooms, built 2009. 2nd house: 1400 sq ft, 3 bedrooms, built 2009.

City water in house to sinks. No electric ran to houses or indoor bathrooms

The feed mill is a successful business with a continuing sales growth over the past 9 years. It is a turnkey operation with established customer base. Immediate income producing opportunity for the new owner. Blending / ingredient recipes included. Seller will assist new owner for a reasonable short period of time to help new owner(s) become familiar with business.

See website for more information and photos.

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