

FOR SALE: 38+- Acres Wayne County IL

Tillable Farm Good Soils - Great Price!

SOLD!



Don Bailey

Managing Broker

Cell: 618-919-1031

[dbailey@buyafarm.com](mailto:d Bailey@buyafarm.com)

Flora Branch Office

Office: 855-468-3478



LAND & AUCTION CO.

buyafarm.com

PROPERTY DETAILS (2529L)

Address: Co Rd 425N, Wayne City IL

List Price: \$190,000 / \$5,000 Per Acre

You just don't see tracts like this come on the market often - all tillable, good soil types plus lays good for drainage and has frontage on a good road. Tracts like this with a price this good usually don't stay on the market long. You can pull into this field and unfold equipment one time without having to fold up until done. It has no angling rows to waste fertilizer, chemical and tillage on, add up the fact of no angling rows over 20 years, it is a considerable plus to land owner and farmer, results are more efficient production generating better rent income.

Directions: 2 miles South of Route 15 on 120E to 425N, East to tract. Located SW of Wayne City near Consolidated Gran Grain and Barge for grain delivery.

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