

# FOR SALE: 255+ - Acres Union County IL

## Tillable / Duck Hunting / Home & Buildings



**Don Bailey**

Managing Broker

Cell: 618-919-1031

dbailey@buyafarm.com

Flora Branch Office

Office: 855-468-3478



**buyafarm.com**

### PROPERTY DETAILS (2544L)

Address: Just North of Ware IL & East of Rt 3

List Price: \$4,250,000

254.27 FSA tillable acres. Crop productivity rating of 119.7. Very good farmland plus historically known first class duck hunting. Offering combination of some of the best duck hunting and farmland in the area.

Includes: 3-bed/1-bath home, 9-bed bunkhouse, 10 in-ground tank pits for hunting, 2 garages, machine shed, grain bins with modern drying system and water well plumed to put water in front of some of the pits.

Short Legal: Part Section 24, T12S-R3W (located just North of Ware IL and East of Rt 3)

Shown by Appointment only

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