

# FOR SALE: 69.86+- Acres Williamson County IL

## Farmstead / Tillable / Wooded / Hunting / Building Sites



Joe Corso  
Broker

Cell: 618-663-1334  
jcorso@buyafarm.com  
Murphysboro Branch Office



**buyafarm.com**

### PROPERTY DETAILS (2565L)

Address: Stein Lane, Marion IL

List Price: \$245,000

As times have changed, many of us are looking towards more of a self-sustainable lifestyle. A farmstead away from the city. Somewhere to put into practice raising a few head of livestock and poultry and a large garden.

This property goes beyond that out-of-town retreat. Consisting of the 70 acres, approximately 30 acres is currently being farmed (farm lease) providing additional income. The remainder of the land is wooded and provides some abundant habitat for deer, turkey and small game. Like most of Williamson County, deer are abundant on this farm. Conveniently located less than 3 miles from Interstate 57 and 15 minutes from Marion IL.

There is a metal pole barn currently used to store farm equipment and a couple of fenced feed lots that current owner used for goats, hogs and chickens. Access borders a well-maintained road, and there are several ideal building sites on the property.

**In today's challenging times, smaller acreage farms that combines income from tillable land and plenty of timber to hunt on is becoming more difficult to find.**

If you have dreamed of owning your own farm with a perfect hill-top surrounded by picturesque farmland and timber to build that dream home or get-a-way cabin, then this could be your answer to that country living you've been searching for.

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