

# FOR SALE: 137+- Acres Union County IL

## Cropland & Woodlands / Whitetail & Turkey Hunting

# SOLD!



**Wayne Keller**  
Managing Broker

618-407-1679

wkeller@buyafarm.com

Sparta Branch Office

800-357-4020



**buyafarm.com**

### PROPERTY DETAILS (2621L)

Address: Rt 146 & Mt. Pleasant Rd, Buncombe IL 62912

List Price: \$425,196 / \$3,100 Per Acre

This 137 acres lays along IL 146 at Mount Pleasant Road, between Anna and Vienna at Mount Pleasant Road. There are 68 acres of cropland. The balance is timber, which was last cut 15+ years ago. The balance is rolling woodlands. The wooded has very little undergrowth and lays well. You can drive an ATV almost anywhere in the woods. The property is also laid out well for whitetail hunting. There are also several draws that would be easy to dam up for ponds making it more Whitetail ready. Trail Cam photos coming soon. Crop lease open for the 2021 crop year. Note: There is a small cemetery on the property just off Mount Pleasant Road.

Parcel #02-26-01-078

Taxes: \$690.10

Section 26, T12S-R1E

Whitetail and turkey hunting

Mineral rights included

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