## FOR SALE: 120+- Acres Jefferson County IL Tillable / CRP / Timberland









## Don Bailey

Managing Broker Cell: 618-919-1031 dbailey@buyafarm.com Sparta Main Office Flora Branch Office Office: 855-468-3478



PROPERTY DETAILS (2632AL)

Address: North Flagg Road, Waltonville IL List Price: \$491,278 / \$4,094 per acre

Approximately 102.9 acres in cropland. 13.47 acres enrolled in CRP. 17.1 acres in timberland. Tract lays flat to gently rolling.

Access via easement from North Flagg Road.

Part of Section 22 and 27; T4S-R1E.

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