

# FOR SALE: 32+- ACRES MARION COUNTY IL

## Mini Farm with Home and Outbuildings



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### PROPERTY DETAILS (2663L)

**Address: 2902 Old Rt 51, Sandoval IL 62882**  
**List Price: \$287,500**

Mini Farm! You have always wanted a place to raise a variety of animals, this is it! This 32-acre property with about 18 acres tillable/pasture has 6' tall chain link fencing around most of the property plus more fencing around some of the buildings. There are 4 outbuildings all with concrete floors, 2 nice stalls are included in one building and an aviary in another. 2012 mobile home with 3 bedrooms and 2 baths, nice enclosed porches on front and back, and attached 2-car garage with dog pen. The 60 x 38 building (finished with heat/AC) has a second story man cave or hobby area, 70 x 45 open front barn is perfect for hay/equipment storage, 4-bay 50 x 30 pole barn with overhead doors to store your collection, and 32 x 25 barn with stalls. Nice wooded area in southeast corner of property contains a small pond. Includes a 14' tall carport and whole house generator. Taxes estimated for 2020 - \$4,925. Sandoval school district.

Directions: North from Centralia, IL on Rt 51. Turn left onto OLD Rt 51. Two miles north on Old Rt 51. Property on the right. Gated.

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