

# FOR SALE: 191+ - Acres Union County IL

## Very Nice River Farm with 188 Tillable Acres



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### PROPERTY DETAILS (2682L)

Address: Ware/Wolf Lake Road, Ware IL

List Price: \$1,249,000

One big field! This farm borders the Mississippi River levee on the west and also has access from the east off the Ware / Wolf Lake Road. The PI on this farm is 120 and only a few acres are considered non tillable. The farm currently rents for \$185 per tillable acre with a very reputable tenant. The owners have had other rent offers at this number and higher. We recommend the tenant highly on this farm. That said; the farm is available for next year if you would like to handle the farming.

Speaking of income, the property has two small water impoundments now for waterfowl hunting and has an excellent location for a third. One very nice pit is on the farm now. Illinois has not had good duck numbers for several years; however, when the birds are here, this area holds big numbers. There are outfitters all around this area and with a little work, you can have a nice duck patch or a nice income from a hunting lease.

There is a small home, 2 nice pole buildings and a couple of grain bins owned by the sellers. This is not available separately; however, if you wanted to buy them with the farm ground, we can make that happen. The house has approximately 6.75 acres with it. No showings without an appointment and the house is NOT available separately.

Please Note: One of the owners holds a real estate license in Illinois.

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