

# FOR SALE: 302+ - Acres Pulaski County IL

## Farmstead with Home, Shop, Barns, Bins and Tillable Acres

# SOLD!



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### PROPERTY DETAILS (2680L)

Address: 240 Tapley Road, Grand Chain IL 62941

List Price: \$1,699,000

This farm has been in the same family for many years; the owner and his wife retired from farming a few years back and rented the property out since then. The farm is rented for this farm year and the next two years at \$206.00 per acre. The tenants have indicated to the seller a desire to continue to rent the farm if so desired.

Soil map is attached here showing 109 PI. The two tree-lines running west in the big fields are ditches that take the hill water. The tax bills indicate 302 acres; my mapping program says 306 and some change. When the family bought the farm many years ago, it was supposedly 320 acres. Anyway, we believe there is more than the 302 acres, however no survey has been done. The majority of the farm I would call high bottoms with approximately 1/4 of the farm being hill ground.

There is a nice home (newly remodeled), 2 bedrooms and 1 bath and a 2-car attached garage. The house is centrally located in the farm down a nice private drive and is just what it appears....peaceful country living. Karnak is 4 miles away and Grain Chain 1 mile. **A very nice shop, insulated with 18'** door. Several other outbuildings are on the property along with 6 grain bins. House and buildings will be shown by appointment only.

This is most certainly a very nice farm property; however, it is also a very productive hunting farm as well. The property is bordered on one side by the Cache River Wildlife Refuge and on another side by a public college property. There is a public road on the south and just 1/4 mile to the east is the highway. Lots of deer! I've seen turkey and the owner reports good turkey numbers. One other thing, I believe the duck hunting could be fantastic with a few berms and drop boxes and not affect the farm income. Something to think about....

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