

# FOR SALE: 175+- ACRES COLES COUNTY IL

**Farmstead: Home, Outbuildings, Tillable, Hunting & MORE!**



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## PROPERTY DETAILS (2729L)

Address: 20990 Arrowhead Road, Ashmore IL 61912

List Price: \$1,695,000

**This property has something for everyone! Let's start with the nice 3-bedroom, 2 bath home built by the seller in 1985.** This home is on a good road and just 5 minutes from Wal-Mart and Rural King in Charleston. Furnace, water heater, etc. are in a dry basement and the home is on rural water so there is no hassle with a well. Home and entire property has been well maintained, has a nice yard with plenty of big trees, a detached garage and a 42x64 pole building with concrete floor and insulation. There is even an older 16x40 open-front farm building for storing equipment.

There is a total of 112 tillable income-producing acres. Of this, 12.39 acres is enrolled in CRP paying \$2746 annually. 100 acres is being farmed. The remaining acreage is wooded with numerous mature trees that could be marketed for timber as well as some grass areas and a pond.

For the serious deer hunter, this property has a world of potential. It is ideally located at the head of a drainage with open ag fields on the east and south sides and road frontage on the north side of the property. Directly across the road is a no hunting sanctuary full of deer.

The seller has no interest in splitting or subdividing the property. This could be a real opportunity for a buyer to buy it all and then select the portion of the property they wish to keep while selling off the rest. The home is located in a corner of the property making it very easy to separate the home from the property and sell it. Building lots could also be sold along the road.

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