

FOR SALE: 57+- Acres Jefferson County IL

Wooded - Tillable - Income - Hunting

SOLD!



Wayne Keller
Managing Broker

618-407-1679

wkeller@buyafarm.com

Steeleville Branch Office

800-357-4020



buyafarm.com

PROPERTY DETAILS (2861AL)

Address: RR, Dix IL 62830

List Price: \$245,100 / \$4300 Per Acre

57+- acres wooded and tillable in NW Jefferson County IL between Dix and Walnut Hill. This property is made up of one large tract of 51.11 acres and 18 small wooded lots. 21.8+- acres cropland. The balance wooded. The property has been in CRP but recently expired and is available for the 2023 crop year. There were once oil wells on this property but they are closed and one injection well and 2 water recovery wells remain. On the West side of the property is an old homesite that has electric and a well. Rural water is ¼ mile away.

- Taxes: \$890.31 (2021 paid 2022)
- Section 4, Township 1 South - Range 4 East, Jefferson Co IL, Rome Twp
- 21.8 acres cropland with a 95.9 PI
- Balance wooded
- Expired CRP ready for 2023 cropping
- Electric on site
- Deep well

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