

SOLD! TRACT 1-\$170,000; TRACT 2-\$140,000; TRACT 3-\$150,000; CLOSED 12/22 & 2/23

# FOR SALE: 121+- Acres Marion County IL

## Mostly Timberland with Marketable Timber



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### PROPERTY DETAILS (2823AL)

Address: South of Odin IL (Chouteau Ave & Kings Hwy)

**SOLD!** TRACT 1 40 ACRES - PRICE REDUCED! \$4,450 Per Acre (\$178,000) / List Price \$4995 Per Acre (\$199,800)

**SOLD!** TRACT 2 40 ACRES - PRICE REDUCED! \$3,950 (\$158,000) / List Price \$4495 Per Acre (\$179,800)

**SOLD!** TRACT 3 40 ACRES - PRICE REDUCED! \$3,950 (\$158,000) / List Price \$4495 Per Acre (\$179,800)

**FOR SALE:** List Price Tract 4 1 Acre Strip: \$4,000 (no price change)

Unique opportunity to own private land! Tracts owned by same estate since 1938. Timber evaluation/timber managing suggestions has been completed showing present value of \$76,687.79 worth of present harvest value. Also shows future species of immature trees including walnut and other valuable species. Property located South of Odin IL (East on Soper Drive to South on Chouteau Avenue. Road dead ends at Tract 1).

Tract 1: 40 Acres with 22.1 acres open land, balance timberland.

Tract 2: 40 Acres. All timberland.

Tract 3: 40 Acres. All timberland.

Tract 4: 1 Acre with frontage on Odin Road (look for Buy A Farm sign). Tract 4 is a 33-ft strip of land.

If tracts are sold separately, a 30-foot easement will be granted across the North part of Tract 1 to Tract 2 and Tract 3.

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