

SOLD \$230,000 / CLOSED 6/23/23

FOR SALE: 40 Acres Jefferson County IL

Outbuildings / Creek / CRP Income / Hunting



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PROPERTY DETAILS (2900L)

Address: 5545 Clinton Road, Walnut Hill IL 62893

List Price: \$230,000

40 acres for sale in Jefferson County Illinois. Located on a dead-end road. Awesome creek running along the north boundary. Very meticulously maintained. Tract drains well, no ruts. I was amazed when looking at the property. There were no 4-wheeler tracks and no trespassing tracks to be seen. Excellent areas for food plots; has an excellent stand have clover and fescue that is enrolled in CRP. Some of the largest oak trees that I have ever seen plus several large pine trees and a small grove of walnut trees.

Includes 2 outbuildings: 42 x 45 and 42 x 55. One building was used as a modern wood shop and has a concrete floor, insulated, drop ceiling, skylights, bathroom, 200-amp service, heat/air and 9 x 6 overhead door. City water and septic. New power pole at building. The other building is a pole barn with gravel floor.

26.8 acres enrolled in CRP (CP1) paying \$3,325 annually. Contract expires 9/30/32.

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