

SOLD \$105,000 / CLOSED 1/26/17

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FOR SALE: WAYNE COUNTY IL 40+- ACRES

PROPERTY DETAILS

Address: Blue Mound Road, Flora IL

List Price: \$120,000

Looking for a low cost investment that also offers a variety of hunting and recreational possibilities? This 40 acres lays 4 miles South of Flora IL on Road 1100E (Blue Mound Road) on the Wayne-Clay County line. There are 24.5+- acres in open land with the balance in timber, creeks and sloughs. Bear Creek winds through providing natural habitat that hold deer and turkey. The creek and wooded areas create several pinch points. The aerial photos clearly show travel patterns of the game. Much of the property is creek bottom but a wooded hillside at the south side of the property would be suitable for a cabin or camper for overnight stays. The open land could be leased for farm income or food plots planted. This property is not in CRP or other government programs. *Located in NW1/4 NW1/4 Section 24 2N-6E, Keith Township, Northern Wayne County.* North Boundary is Clay Wayne County line. 2014 Real Estate Taxes: \$39.18 (Tax ID #13-24-008-001).

Listing 1756L

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