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## FOR SALE: FAYETTE COUNTY IL 10+- ACRES

### PROPERTY DETAILS

Address: 2070 N 175 Street, Vandalia IL 62471

List Price: \$64,000

Located between Vandalia and Hillsboro IL, North of Route 185 (see map below for precise location). Tract has good road frontage. If you are looking to own some farmland or add a few acres to what you presently operate, this tract has 8+- acres of productive farmland. Soil type is mostly Cisne Silt Loam. Weighted average: Corn 148.1 bu per ac, Soybeans 45.9 bu per ac and Wheat 58.6 bu per ac. Productivity index 108.5. This property would make a nice home site. The owner states that the wildlife runs often through the property, especially deer and snow geese. Home has 2 bedrooms, 1 bath, propane heat, mostly heated with wood stove, 3-part aeration septic system, 2-acre yard and pasture and good well (rural water coming soon). There is no central air. Taxes: \$438 per year. *Short Legal: Shafter Township, Part of Section 20, T7N-R1W, Fayette County.*

Listing 1852L

### CONTACT:

Broker

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