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SOLD!



FOR SALE: MARION COUNTY IL 40+- ACRES

PROPERTY DETAILS

Address: Phelps Road, Centralia IL

List Price: \$158,000

40-acre wooded recreation tract for sale in Raccoon Township, Marion County IL, South of Salem, East of Centralia and West of **Interstate 57**. If you're looking for a good piece of land for that rural getaway for some peace and quiet, a little hunting piece of property or a place to build your home, you will want to look at this tract. Located in Part of Section 28, T1N-R2E, Raccoon Township, Marion County IL. The property is accessed by taking the IL-161 Highway Exit from Interstate 57 and heading West on IL-161, 3/4 of a mile to Myers Road, head South on Myers Road 1-3/4 mile to Phelps Road, head West on Phelps Road for 3/8 mile and property is split by Phelps Road with approximately 27.5 acres on the North side and the balance of 12.5 acres on the South side. All mineral rights will transfer, and there are multiple oil wells situated on the property in various states of use. An existing agreement is in place with a well pumper for the oil and more details are available by request. Tract is being offered for sale for \$158,000 for all 40+- acres. Owner will consider offers to split the property with Phelps Road as the dividing line.

Listing 1887L

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